

# Port St. Lucie Boulevard Corridor Study



CITY OF PORT ST. LUCIE

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# SUMMARY OF REQUEST



**REQUEST:** City Council approval of an Interlocal Agreement with TCRPC to develop the Port St. Lucie Boulevard (PSL Blvd) Corridor Plan:

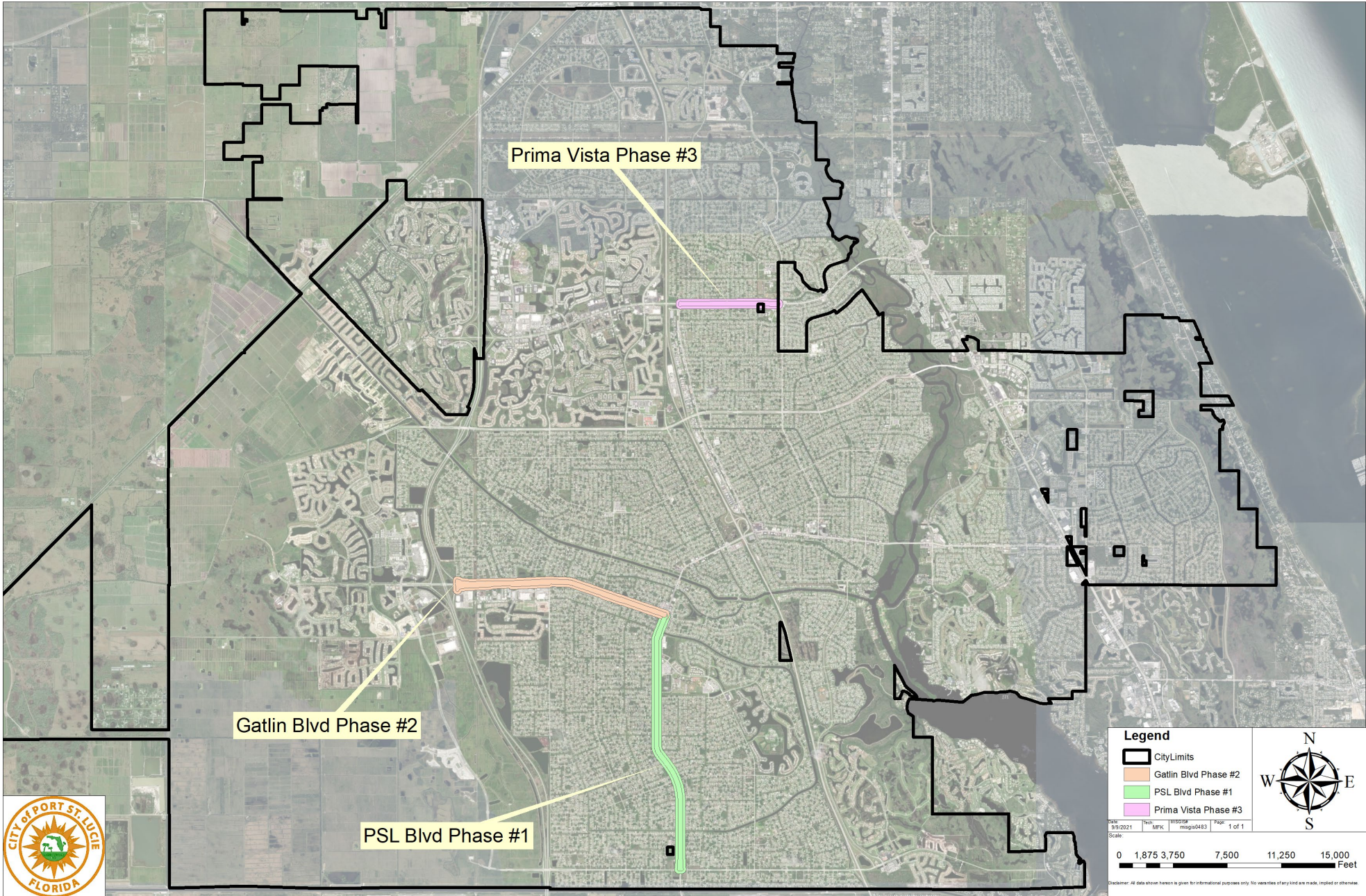
- Phase # 1: Analysis, Public Outreach, Develop Draft/Final Plan
- Phase # 2: Financial Feasibility, Market Review & Ad Valorem Yield

**BACKGROUND:** As identified in the City's Strategic Plan, the PSL Blvd Corridor Plan is the first of three corridor studies anticipated to be completed by TCRPC. The corridors identified for analysis are as follows:

- (1) Port St. Lucie Blvd Corridor
- (2) Gatlin Blvd Corridor
- (3) Prima Vista Blvd Corridor

**STUDY AREA:** A roughly 3.5-mile segment of Port St. Lucie Blvd generally located south of Gatlin Blvd and north of Becker Road.

**TIMEFRAME:** October 2021 through September 2022.



Prima Vista Phase #3

Gatlin Blvd Phase #2

PSL Blvd Phase #1



**Legend**

- City Limits
- Gatlin Blvd Phase #2
- PSL Blvd Phase #1
- Prima Vista Phase #3

1/9/2021 1:00 PM MK magus0483 Page 1 of 1

Scale

0 1,875 3,750 7,500 11,250 15,000 Feet

Disclaimer: All data shown herein is given for informational purposes only. No warranties of any kind are made, implied or otherwise.

# OVERVIEW



BACKGROUND TIMELINE



BUDGET ALLOCATION



SCOPE & INTERLOCAL AGREEMENT



STAFF RECOMMENDATION



REGIONAL PLANNING COUNCIL  
OVERVIEW & QUESTIONS

# CORRIDOR STUDY PURPOSE



***A corridor study is a planning project that defines the relationships between a roadway and its adjacent land.***

Corridor Study Purposes:

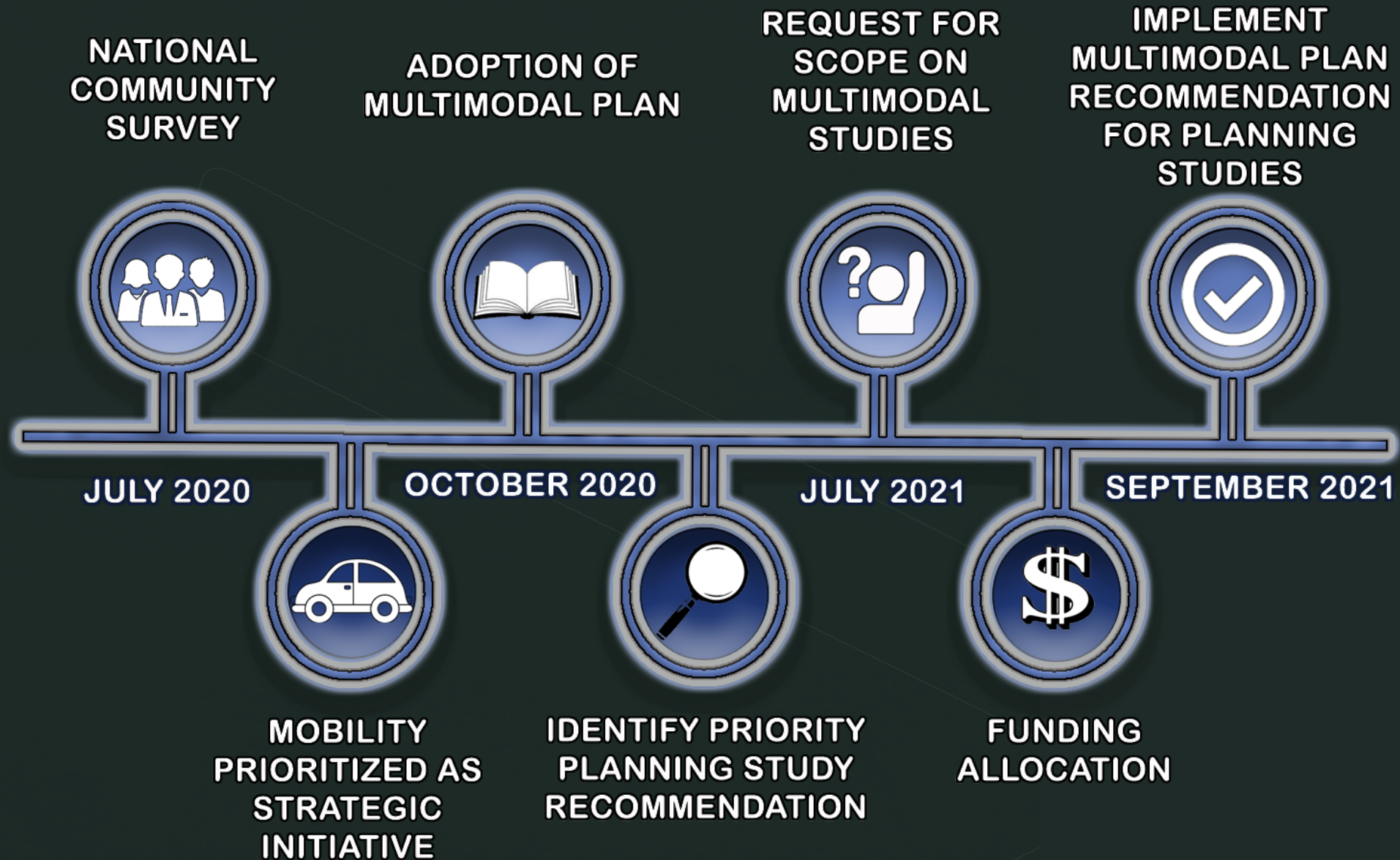
- Define acceptable levels of access and mobility
- Determine transportation system needs to support land uses
- Consolidate and control access points
- Identify operational deficiencies and promote efficiency
- Promote redevelopment of an underperforming corridor

***Corridor studies are an effective tool for assessing existing conditions, developing a preferred future condition, and can offer interim fixes for transitioning corridors as they change.***

Corridor Study Benefits:

- Maximize existing infrastructure
- Improve safety conditions
- Better coordinated land uses
- Access or mobility improvements
- Air quality improvements through congestion reduction

# BACKGROUND TIMELINE



# BUDGET ALLOCATION

	FY 2019-20 Actual	FY 2020-21 Budget	FY 2021-22 Proposed	% Change
Personal Services	\$1,362,288	\$1,413,888	\$1,620,757	14.63%
Operating Expenses	539,710	795,521	1,283,262	61.31%
Capital Outlay	23,667	-	2,000	0.00%
Totals	<u>\$1,925,665</u>	<u>\$2,209,409</u>	<u>\$2,906,019</u>	<u>31.53%</u>

Proposed Personal Services increase is mainly due to salary increase to reflect modest adjustment year over year and two new FTEs. Proposed Operating Expenses include increased consultant fees for Mobility Fee Plan Phase 2 **Corridor Study**, implementation of Southern Grove Master Plan, update code revision, and project manager; other contractual fee increases in Public Art, Film Planning, Landscape Architect and Design Review Support.

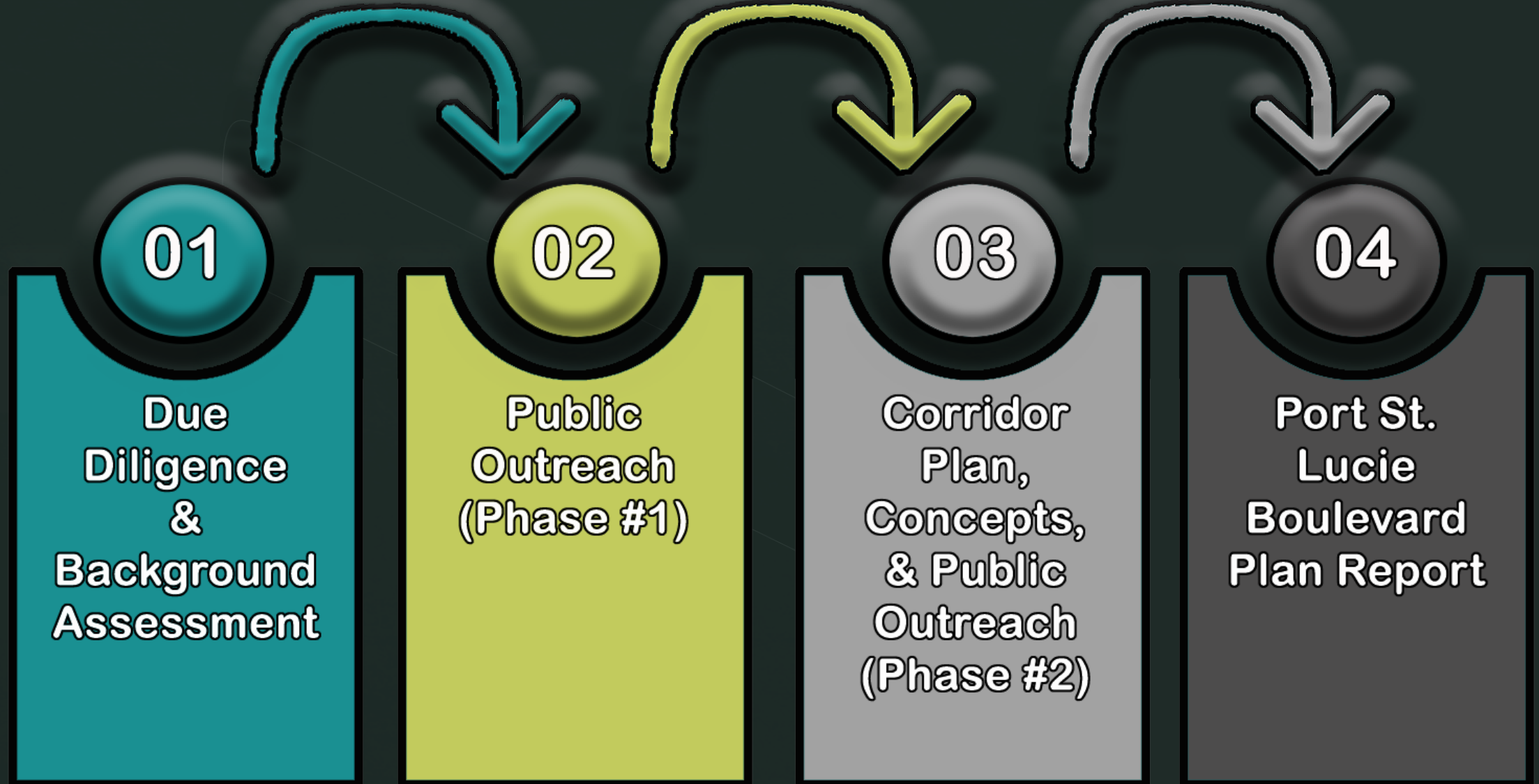
**\$175,000**  
(budget estimate)

# PROPOSED BUDGET

	PROJECT MILESTONE	%	PYMT AMT
PHASE #1	Phase #1: Notice to Proceed: PSL Blvd Corridor Plan	10%	\$11,000.00
	Task 1 Due Diligence and Background Assessment (Project Memo #1)	10%	\$11,000.00
	Task 2 Public Outreach Phase 1 (Interviews, Public Workshop #1, Project Memo #2)	25%	\$27,500.00
	Task 3 Corridor Plan Concepts and Public Outreach Phase 2 (Corridor Plan Concepts, Public Workshop #2, Project Memo #3)	30%	\$33,000.00
	Task 4 PSL Blvd Corridor Plan - Final Report	30%	\$33,000.00
	PHASE #1 TOTAL	100%	\$110,000.00
PHASE #2	Phase #2: Notice to Proceed: Financial Feasibility Analysis	10%	\$2,500.00
	Confirm Market Expectations & Test Redevelopment Concepts for Financial Feasibility	70%	\$17,500.00
	Phase #2: Submittal of Financial Feasibility Analysis Report	20%	\$5,000.00
	PHASE #2 TOTAL	100%	\$25,000.00
TOTAL PROJECT COST (PHASES 1 & 2)			\$135,000.00



# PSL BLVD CORRIDOR STUDY SCOPE



# PHASE 1: PSL BLVD CORRIDOR PLAN

- Due Diligence, Field Work, Infrastructure Confirmation, Coordination with City Staff
- Public Outreach – Stakeholder Interviews, Public Workshops
- Corridor Concepts & Infill/Redevelopment Scenarios – Reviews by City Staff, City Council and the Public
- Draft Plan Development – Corridor Designs, Model Infill/Redevelopment, Land Use & Zoning
- Presentations to City Council to Inform Final Plan Development

## PHASE 2: FINANCIAL FEASIBILITY ANALYSIS

- Clarify Market Expectations for Various Land Uses (e.g., Residential, Workplace, Retail, Mixed-Use)
- Review Land Use Concepts as Developed Through Planning Study
- Test Financial Feasibility for 3 Infill/Redevelopment Scenarios
  - Determine Investment Viability by Use
  - Estimate Potential Ad Valorem Tax Revenues
- Inform Recommendations Regarding Land Use Mix, Urban Form, Density/Intensity & Phasing as Appropriate
- Summary of Findings → Project Memo 4 & Project Report

# STAFF RECOMMENDATION



Planning Staff recommends approval of an Interlocal Agreement with TCRPC to provide the PSL Blvd Corridor Plan with two phases of work:

- Phase #1: Evaluation, Public Outreach & Plan Development
- Phase #2: Financial Feasibility Study

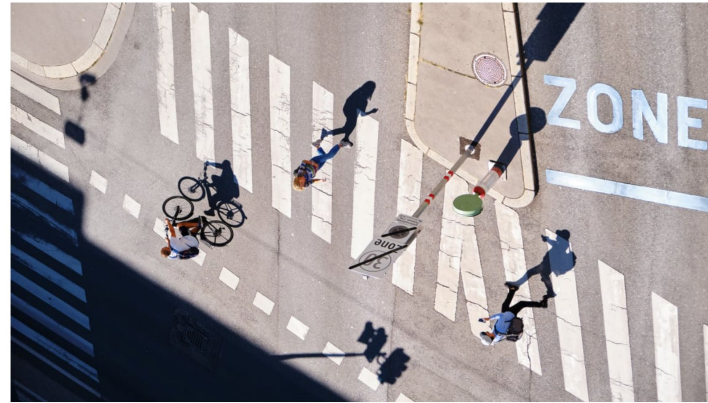
# TREASURE COAST REGIONAL PLANNING COUNCIL



01-04-21 | WORLD CHANGING IDEAS

## The future of cities is walkable, healthy, resilient places

COVID-19 will reshape the city, but the bounce back could make them more livable.



[Photo: k5hu/iStock]



## What are Complete Streets?



Complete Streets are for everyone – pedestrians, cyclists, transit users, and motorists of all ages and abilities.



Turns out **THE ROAD TO HEALTHIER NEIGHBORHOODS IS LITERALLY A BETTER ROAD.**



Project Manager:

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Director of Strategic Development & Policy