

Port St. Lucie Boulevard Corridor Study

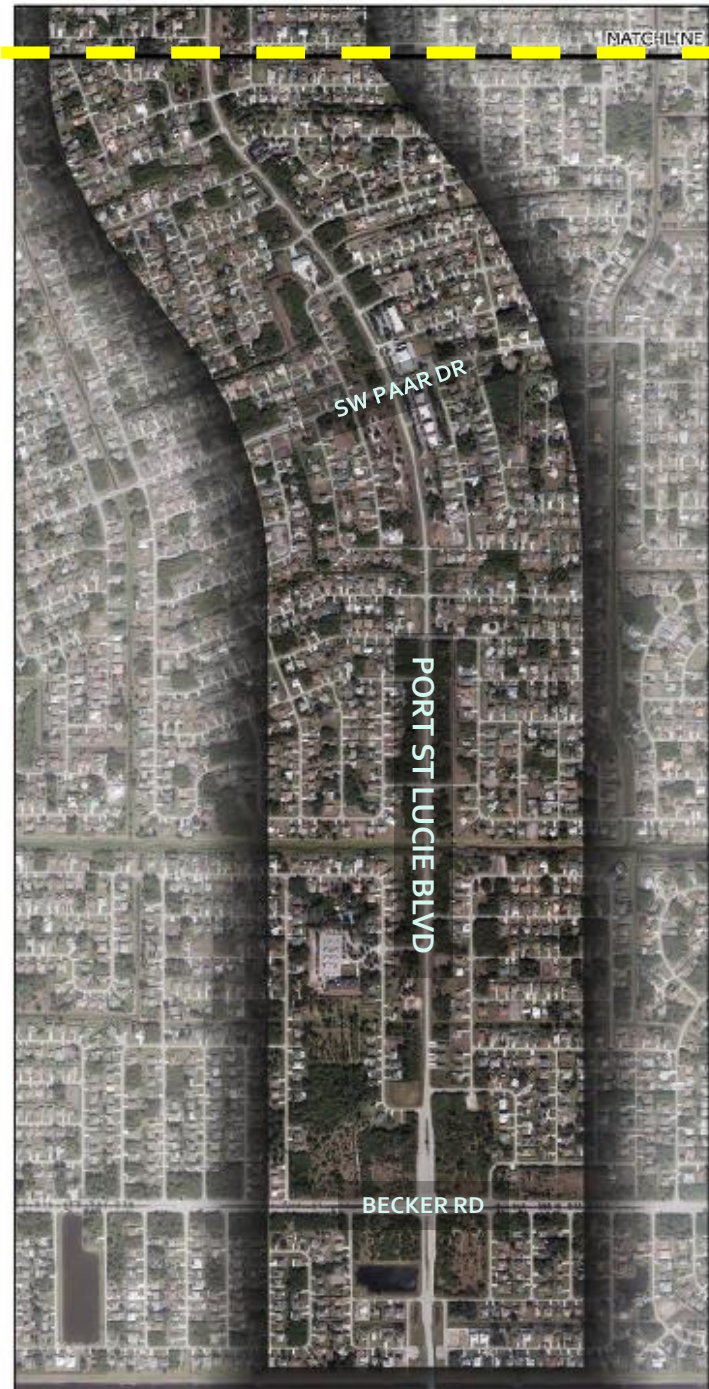
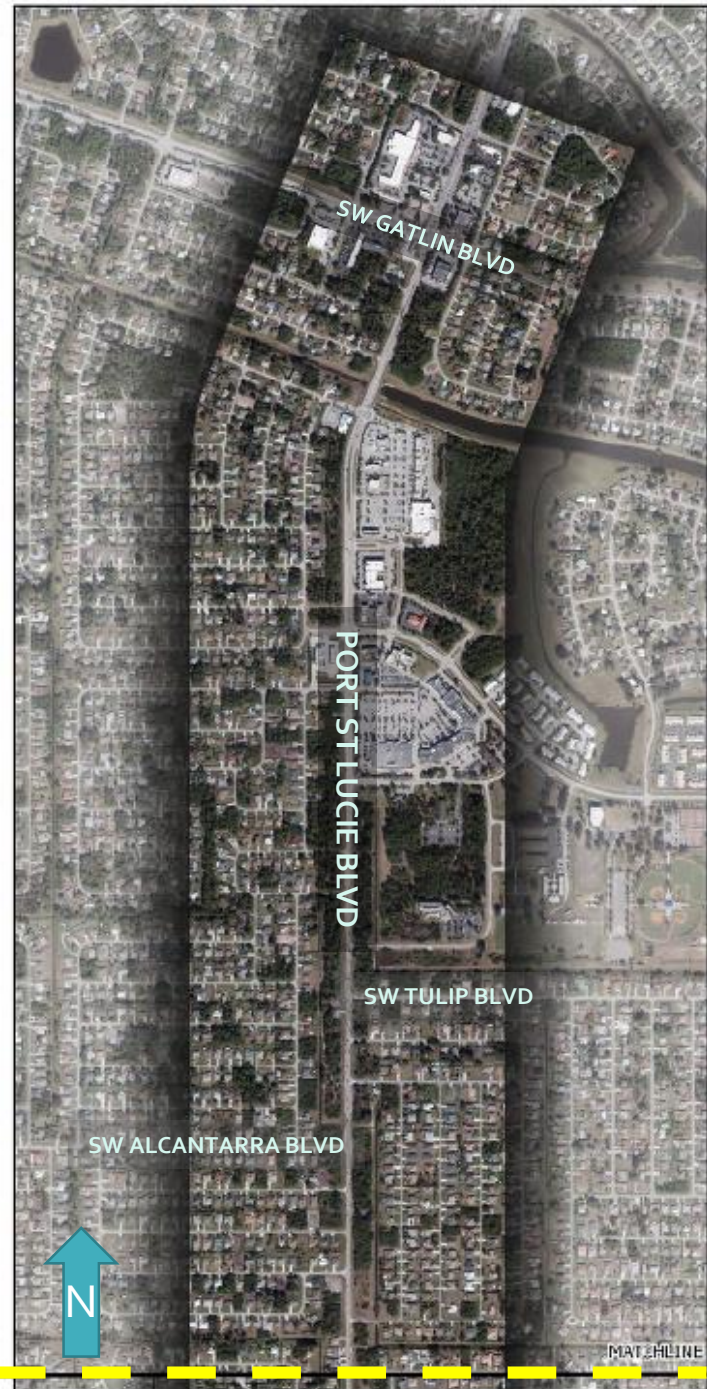


City Council Presentation

September 2022



TREASURE COAST
REGIONAL PLANNING COUNCIL



Study Purpose

Corridor Studies evaluate relationships between roadways and adjacent land uses to:

- Maximize **Infrastructure**
- Improve **Safety, Access & Mobility**
- Enhance **Aesthetics & Air Quality**
- Coordinate **Land Uses**
- Support **Infill & Redevelopment**



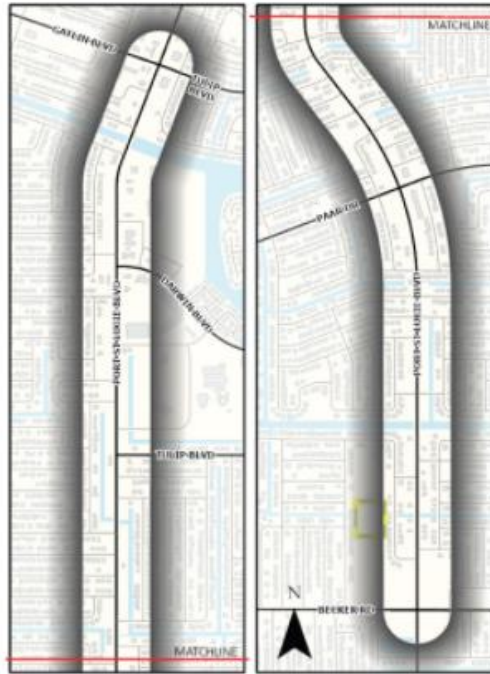
Port St. Lucie Blvd. South WORKSHOP 1

CORRIDOR PLANNING STUDY

.....
**Wednesday,
Jan. 12, 2022, 6 p.m.
Community Center,
2195 SE Airoso Blvd.**

Learn about the PSL Blvd. South project and give us your feedback at a public workshop. The Corridor Study will evaluate approximately a 3.5-mile of PSL Blvd., or from the intersections from Gatlin Blvd. to Becker Road.

Attend either virtually or in-person. Refreshments will be provided if you attend in-person.



SCAN ME

- Improve Safety, Access & Mobility
- Enhance Transportation & Stormwater
- Improve Aesthetics & Air Quality
- Coordinate Land Uses
- Support Infill Development & Redevelopment

PSL BLVD SOUTH 772-871-5212
www.CityofPSL.com/PSLBlvdSouth

What We Heard ...

Traffic is too fast on the "PSL Speedway"

Reducing roadway congestion is the key issue

Strong support for wider sidewalks and street trees

Too many new single-family homes being built

Increasing number of speeders on neighborhood streets

PSL Blvd. should be 35 MPH

Need more frequent bus service throughout PSL

4-lane widening of PSL Blvd. is overdue

The City needs more playgrounds and fitness trails

Don't add bike lanes next to travel lanes; multi-use paths are safer

Concerns about tax increases and paying for improvements

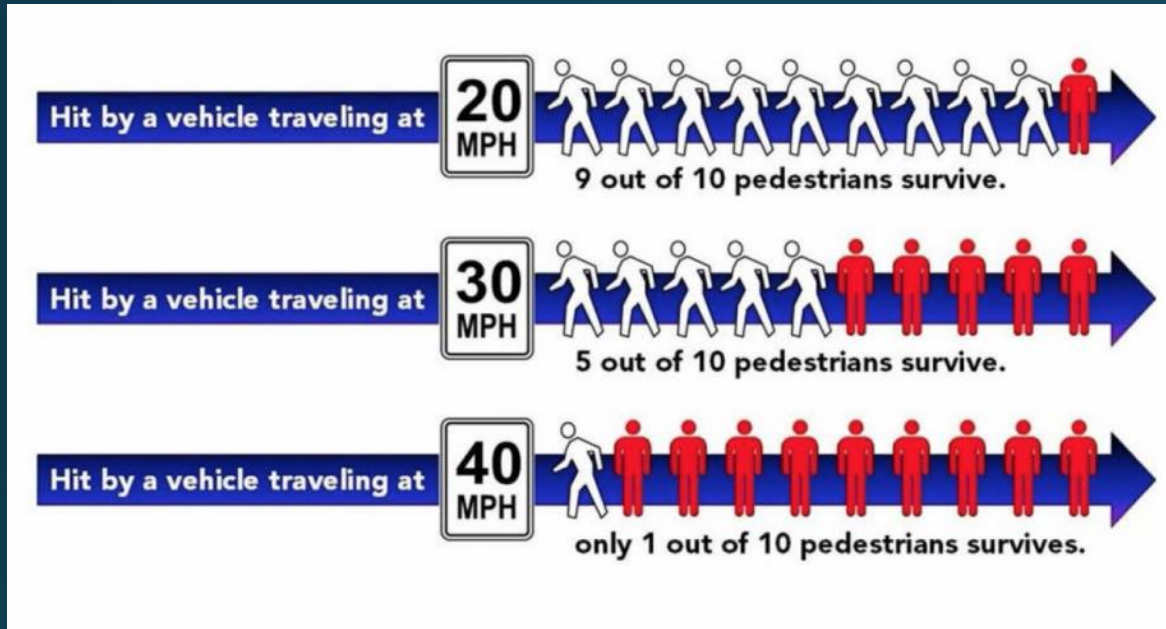
School traffic is challenging; pay attention to bus stops on PSL Blvd.

Beautifying canal banks and stormwater areas is a good idea

Need more housing that is affordable for families and young buyers

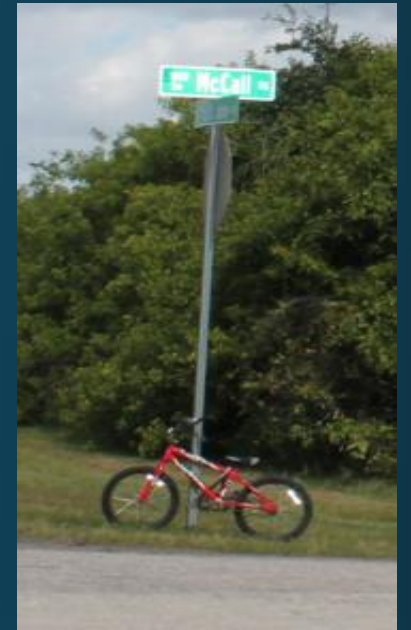
Concerns residential will convert to commercial (like Prima Vista)

Why Speed Matters ...



Florida Cities Ranked Most Dangerous for Bicyclists and Pedestrians

DANGEROUS BY DESIGN (Smart Growth America, 2021)





Existing Conditions

Vacant Remaining
(Removes Sites with Permits Issued)



Accelerate and Redesign Port St. Lucie Blvd. - South

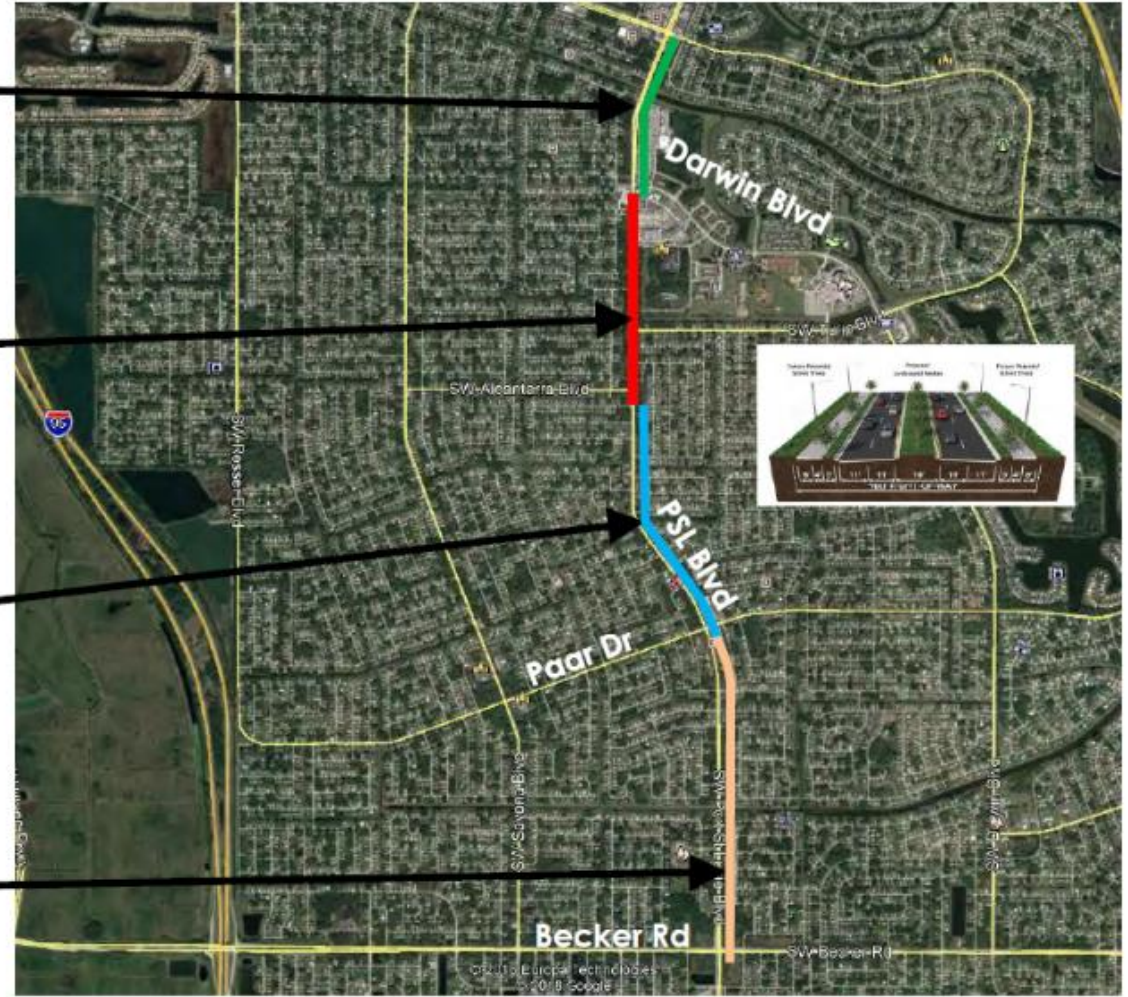


Gatlin Blvd. to Darwin Blvd.
Segment 3
0.6 Mile
Design - 100%
Const - \$8.0M, (Aug. 2021 - Sept. 2022)

Darwin Blvd. to Alcantarra Blvd.
Segment 2.1
0.713 Mile
Design - 100% plans by 3/31/2021
Cons. - \$13.5M, (Dec. 2021 - Dec. 2023)

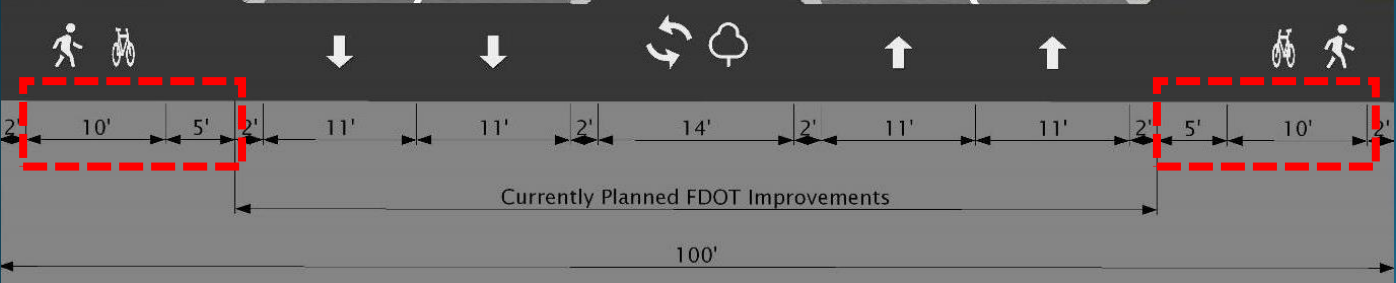
Alcantarra Blvd. to Paar Dr.
Segment 2.2
1.076 Mile
Design - 100% Plans by 3/31/2021
Const - \$16.4M, (Oct. 2024 - Oct. 2026)

Paar Dr. to Becker Rd.
Segment 1
1.119 Mile
Design - May 2020 - 2024
Const - \$15-20M est. (Oct. 2026 - Oct. 2028 est.)



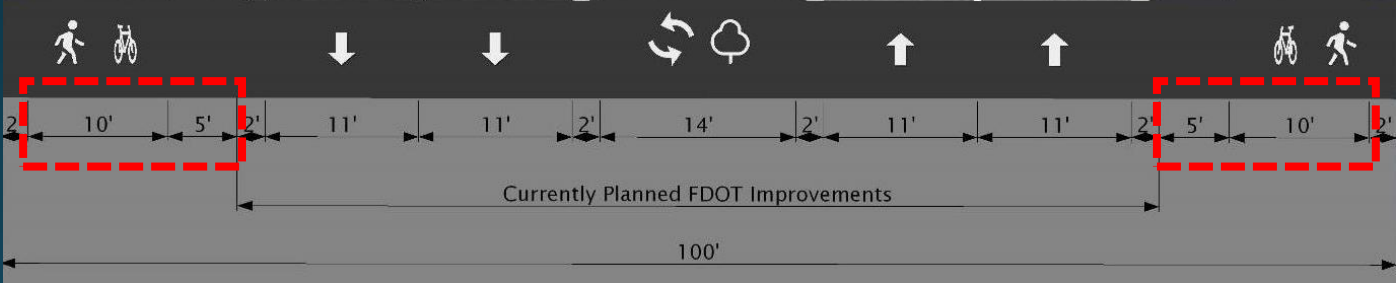
Plan Roadways for Future Needs

Typical Section of Port St. Lucie Blvd.
Planned Condition for Port St. Lucie Blvd. South



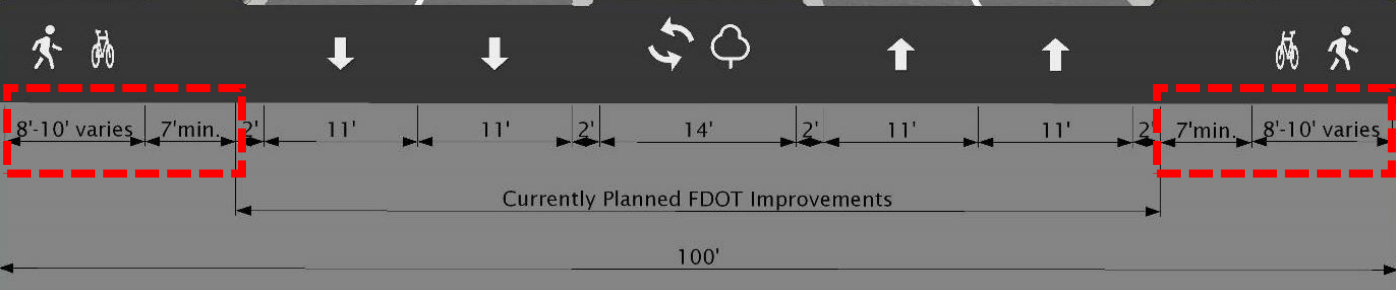
Port St. Lucie Boulevard Improvements

Typical Section of Port St. Lucie Blvd.
Planned Condition for Port St. Lucie Blvd. South



Port St. Lucie Boulevard Improvements

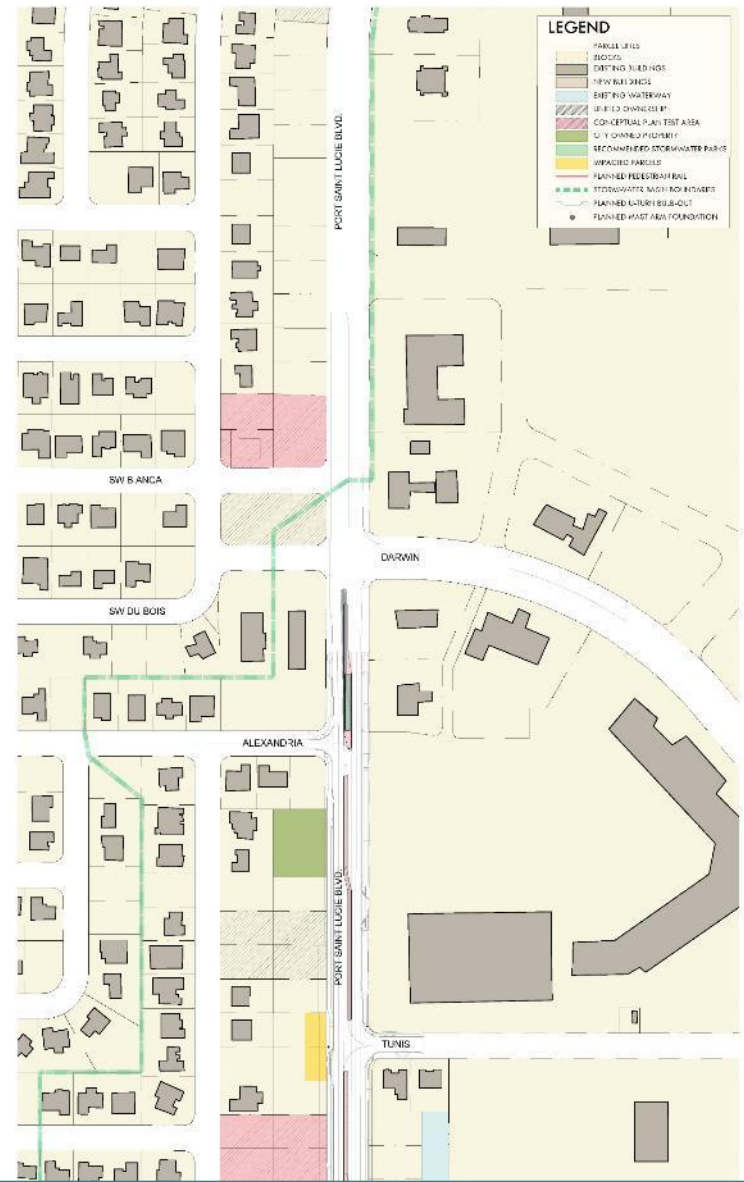
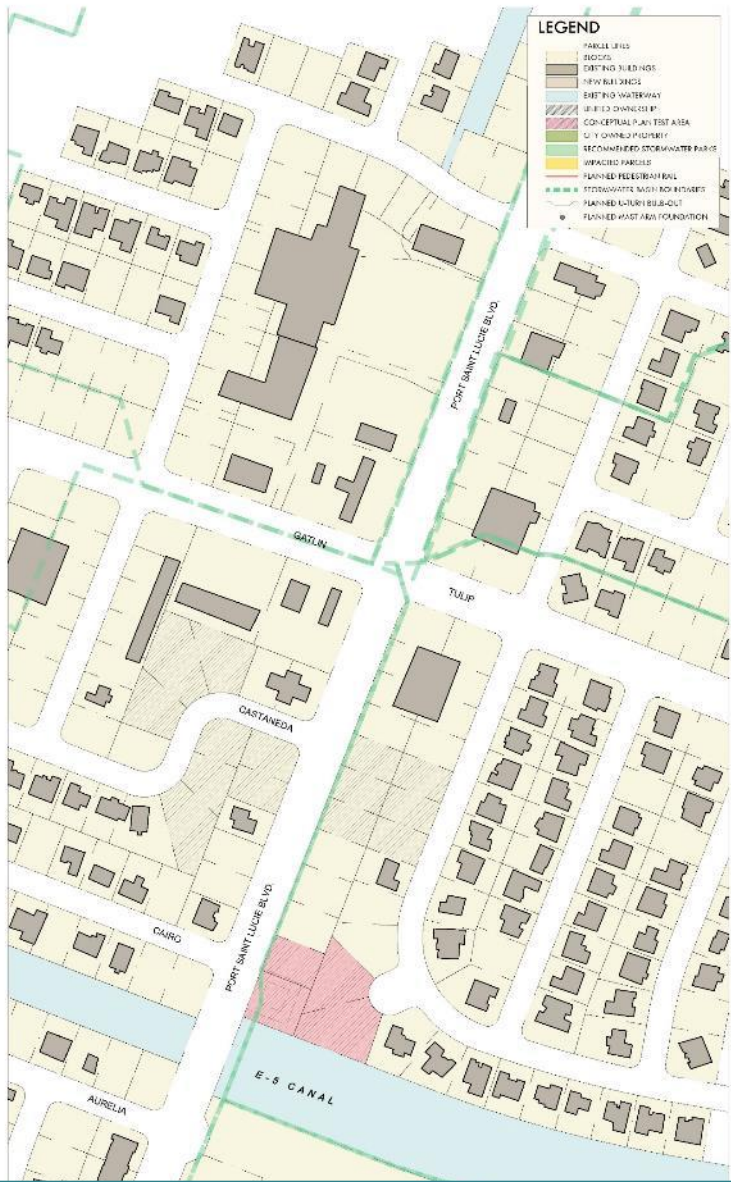
Typical Section of Port St. Lucie Blvd.
 Alternate Condition for Port St, Lucie Blvd. South



Port St. Lucie Boulevard Improvements

Completing the Street





Tour of the Corridor

Evaluate approved landscape plans; identify deficiencies

Potential location for gateway enhancement

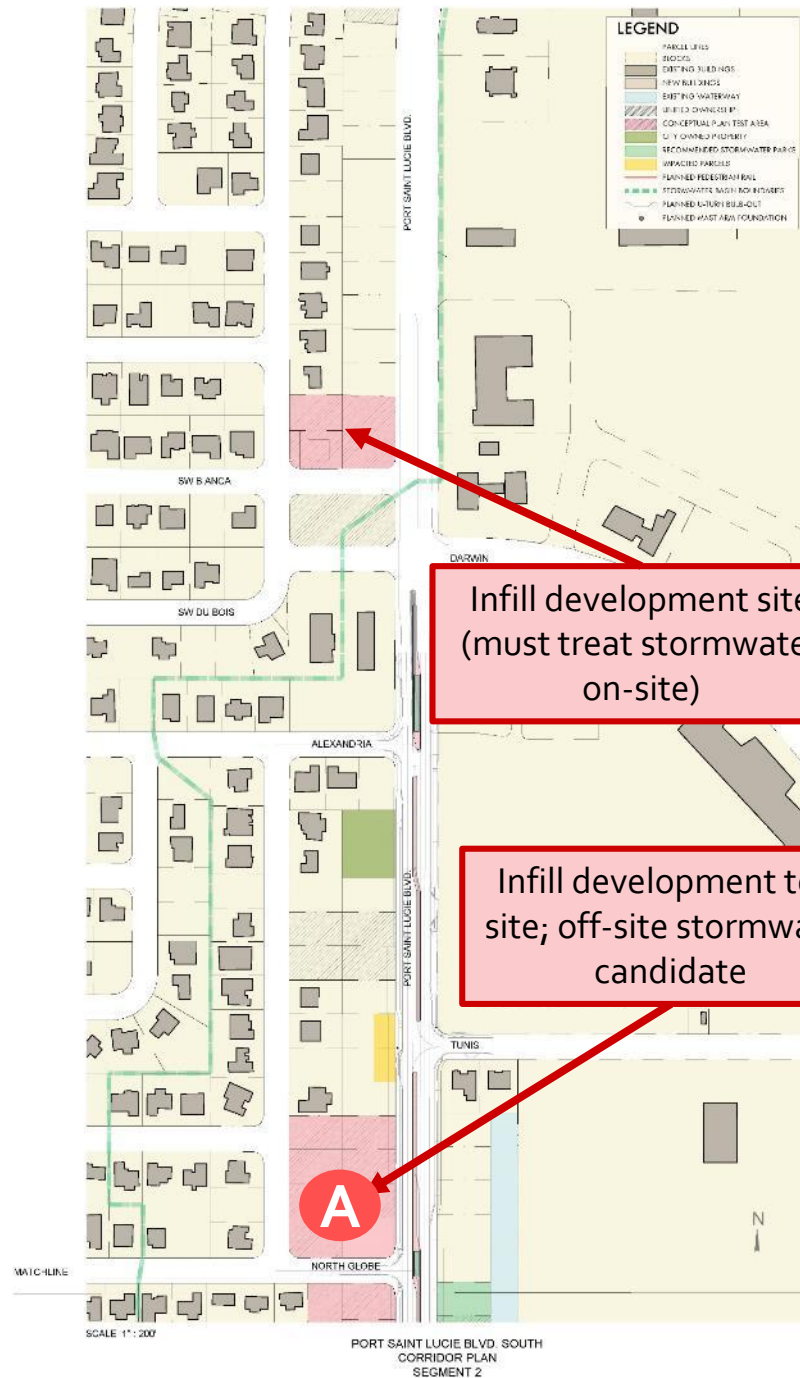
Potential recreational trail, stormwater enhancement & beautification

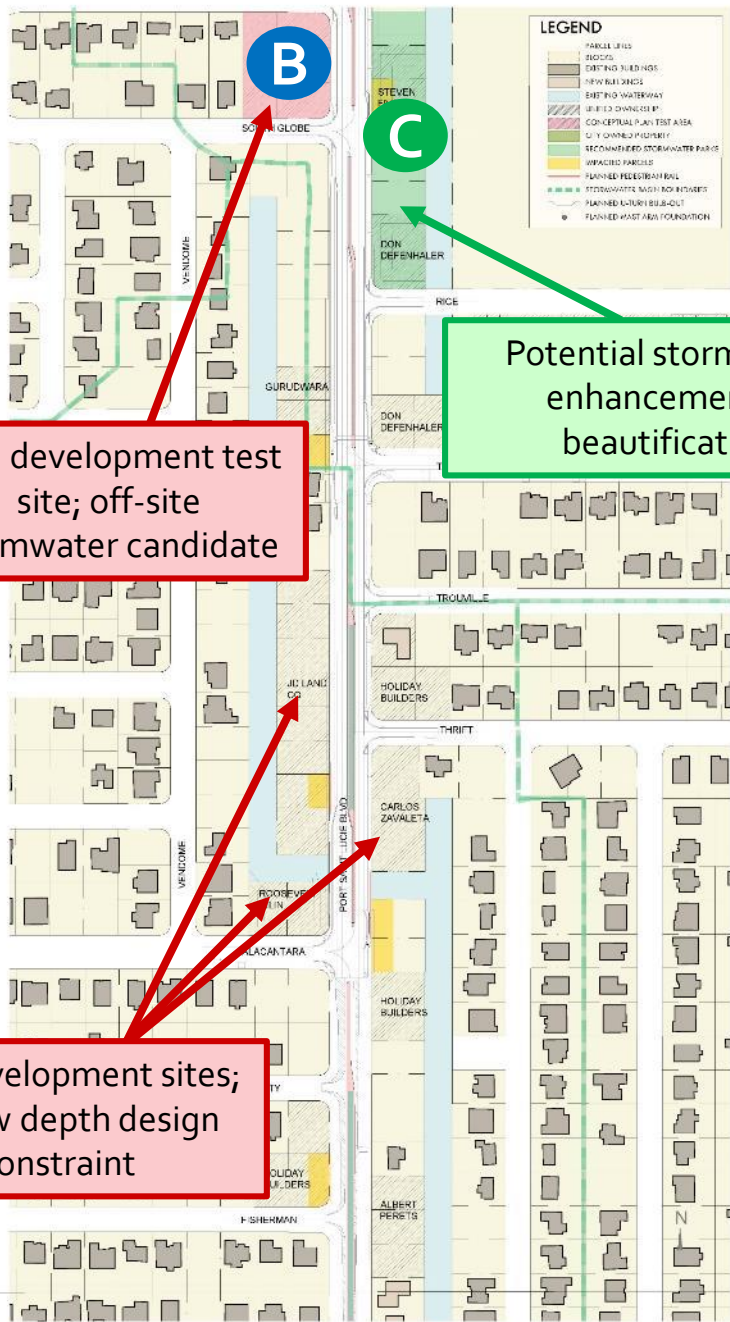


Infill development site (must treat stormwater on-site)

Infill development site (must treat stormwater on-site)

Infill development test site; off-site stormwater candidate



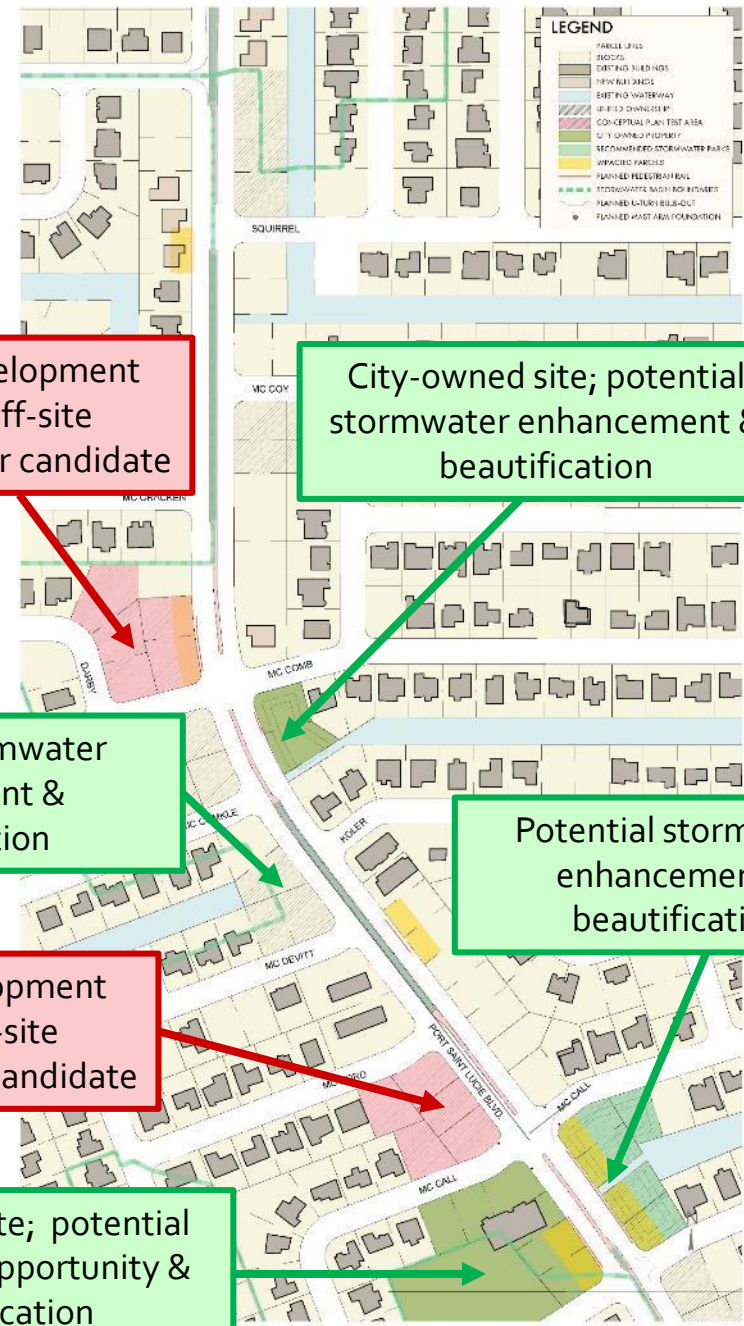


Infill development test site; off-site stormwater candidate

Potential stormwater enhancement & beautification

Infill development sites; shallow depth design constraint

SCALE 1" = 200'
PORT SAINT LUCIE BLVD. SOUTH CORRIDOR PLAN SEGMENT 3



Infill development site; off-site stormwater candidate

City-owned site; potential stormwater enhancement & beautification

Potential stormwater enhancement & beautification

Potential stormwater enhancement & beautification

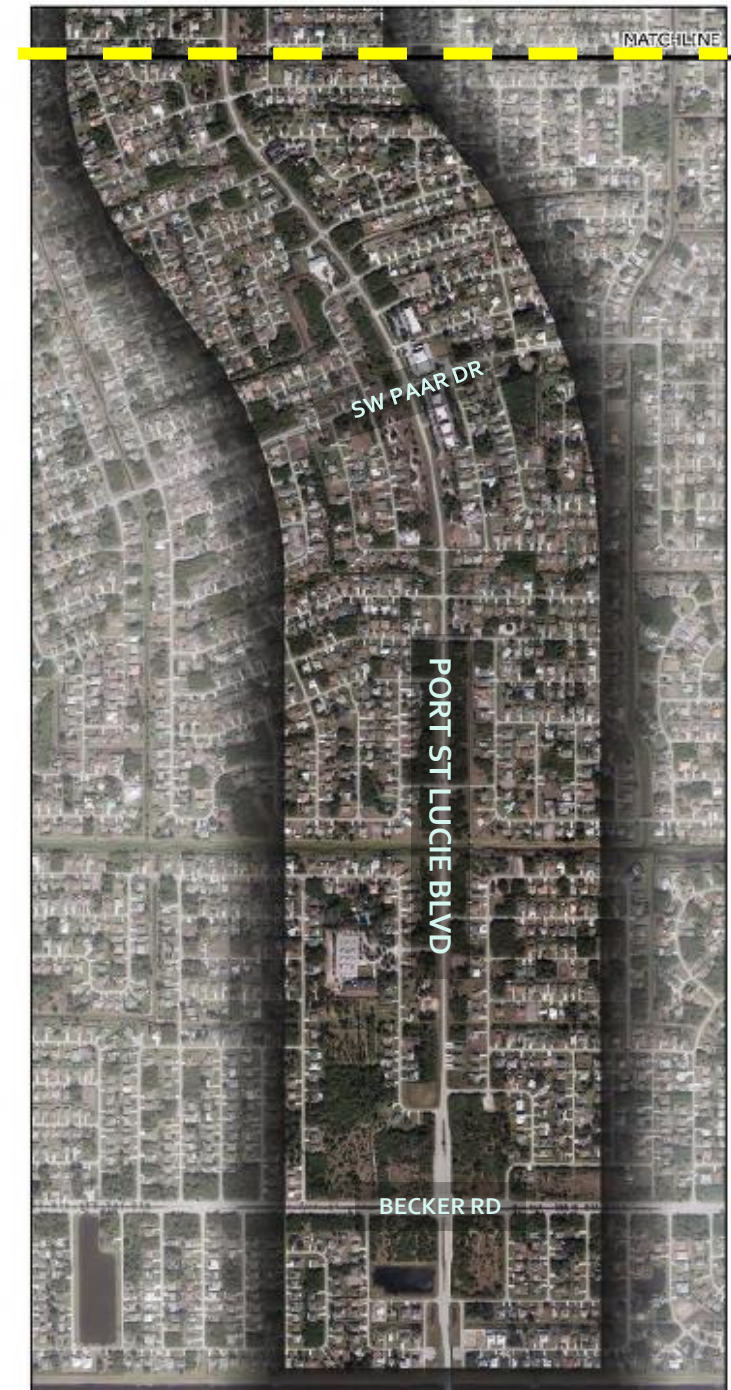
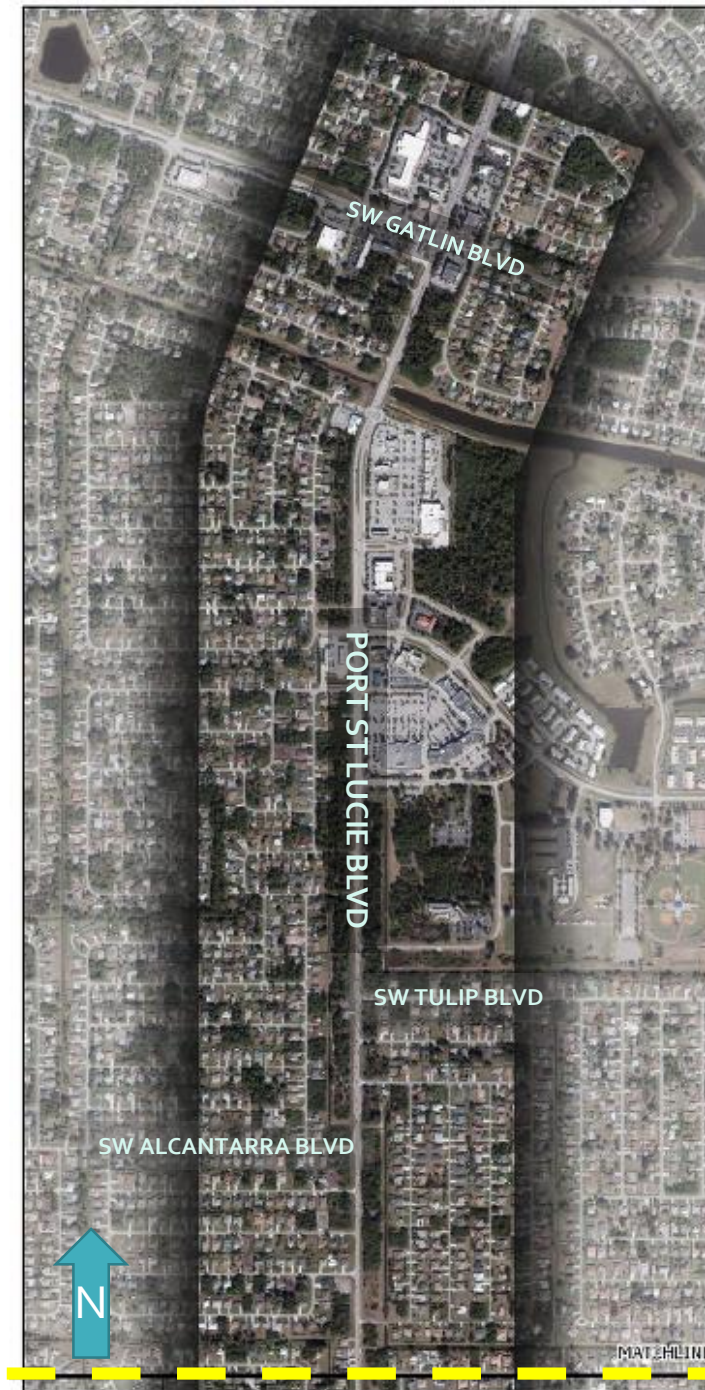
Infill development site; off-site stormwater candidate

City-owned site; potential recreational opportunity & beautification

PORT SAINT LUCIE BLVD. SOUTH CORRIDOR PLAN SEGMENT 4



Getting More out of Stormwater Properties



Enhancement Opportunities...

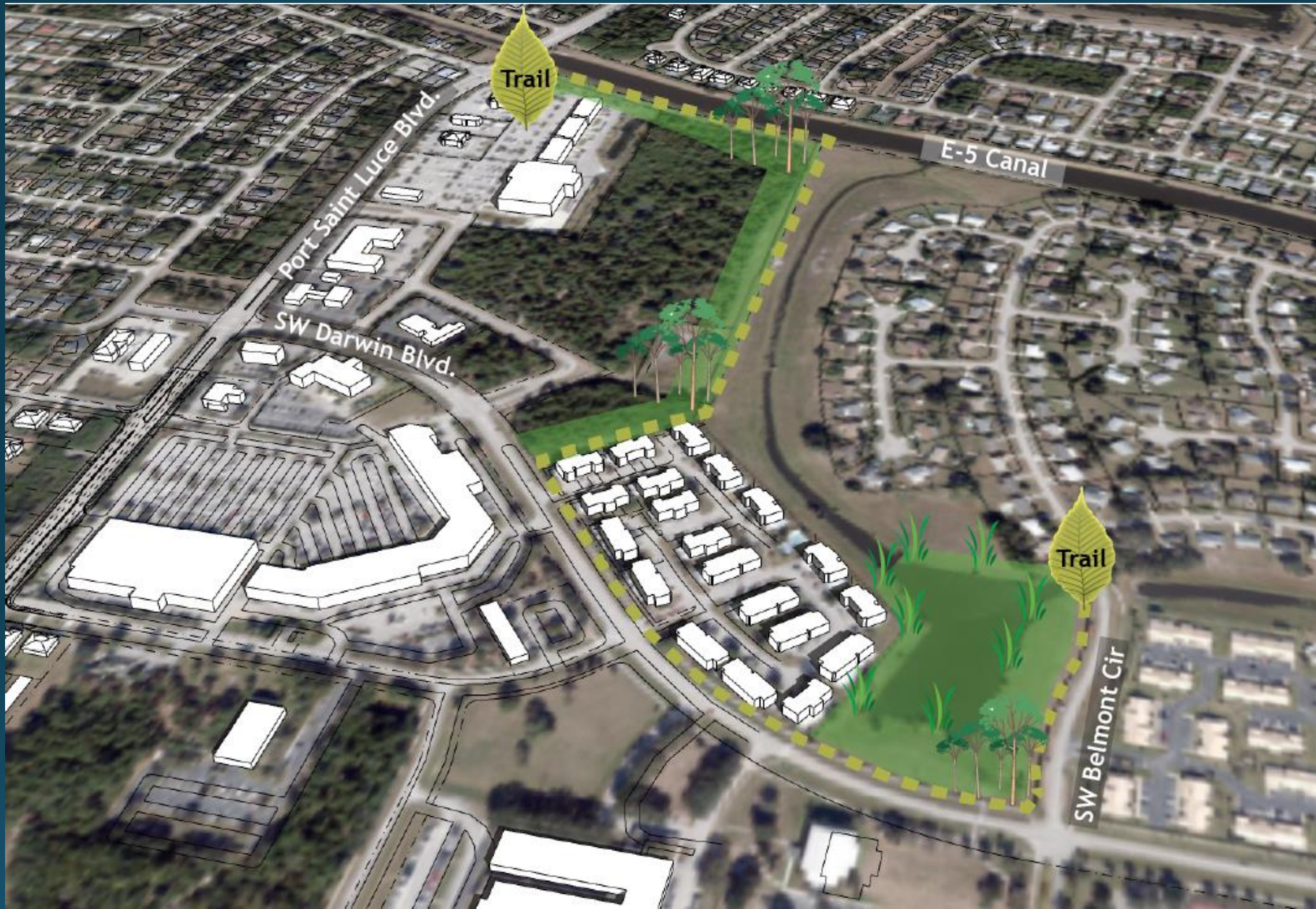


Canals & Drainage Facilities

Next-Gen Stormwater



Higher Performing Public Spaces



E-5 Canal

E-5 Today ...



E-5 Tomorrow ??



Enhancement Opportunities...



E-84 Canal

E-84 Today ...



E-84 Tomorrow



Enhancement Opportunities...



Basic Stormwater Today



Google Earth

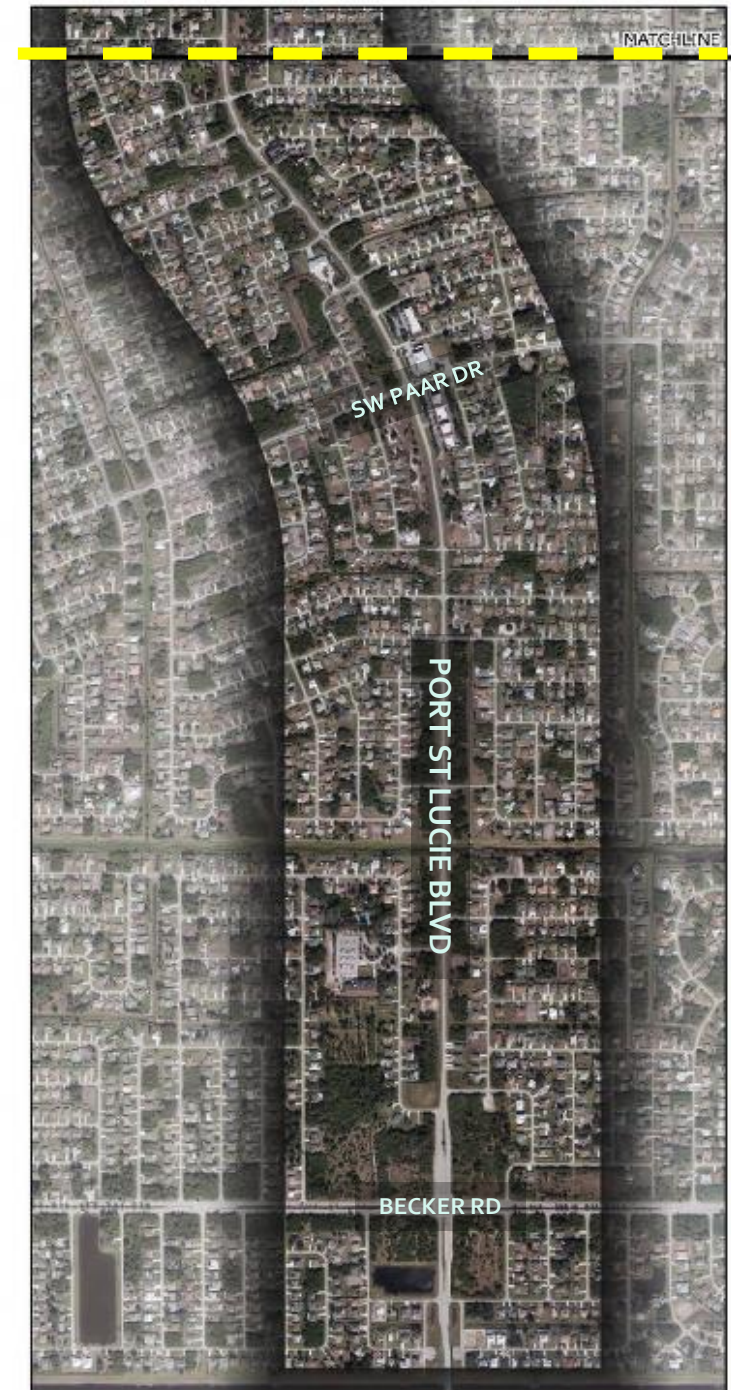
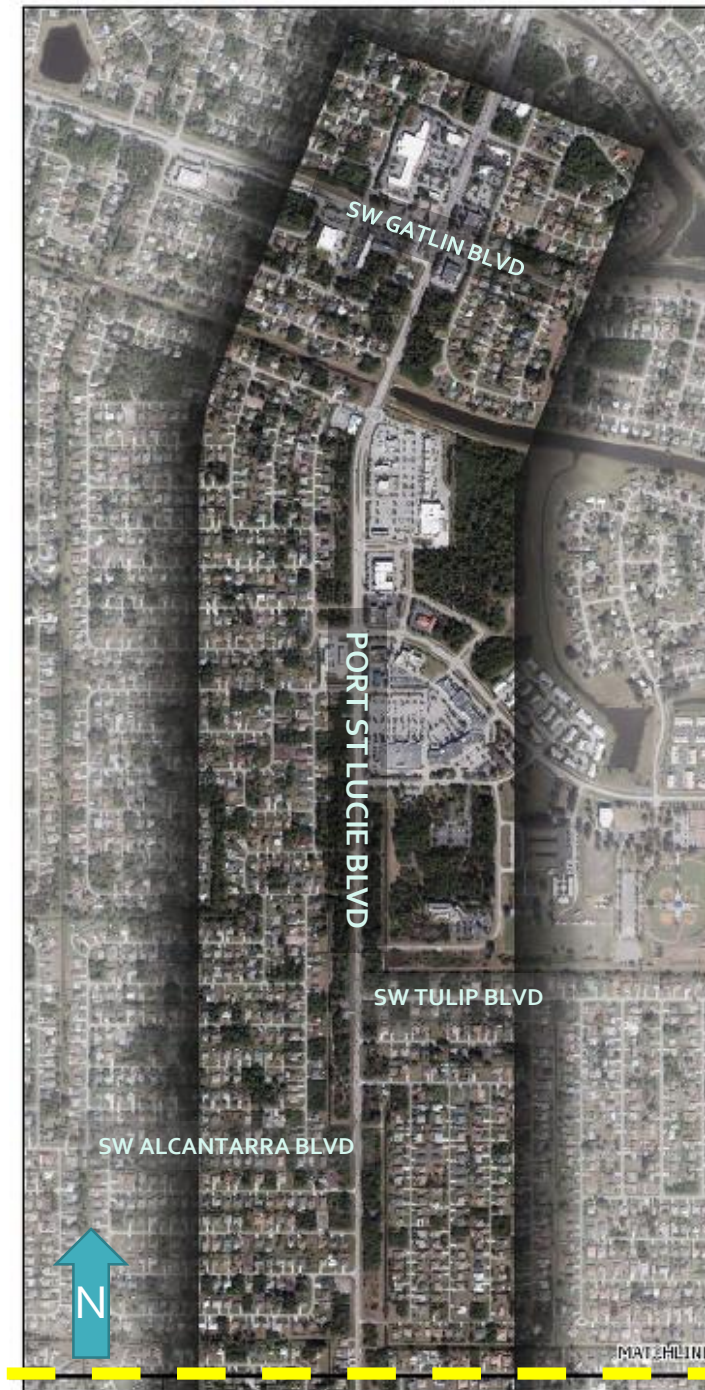
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Higher Performing Stormwater Tomorrow

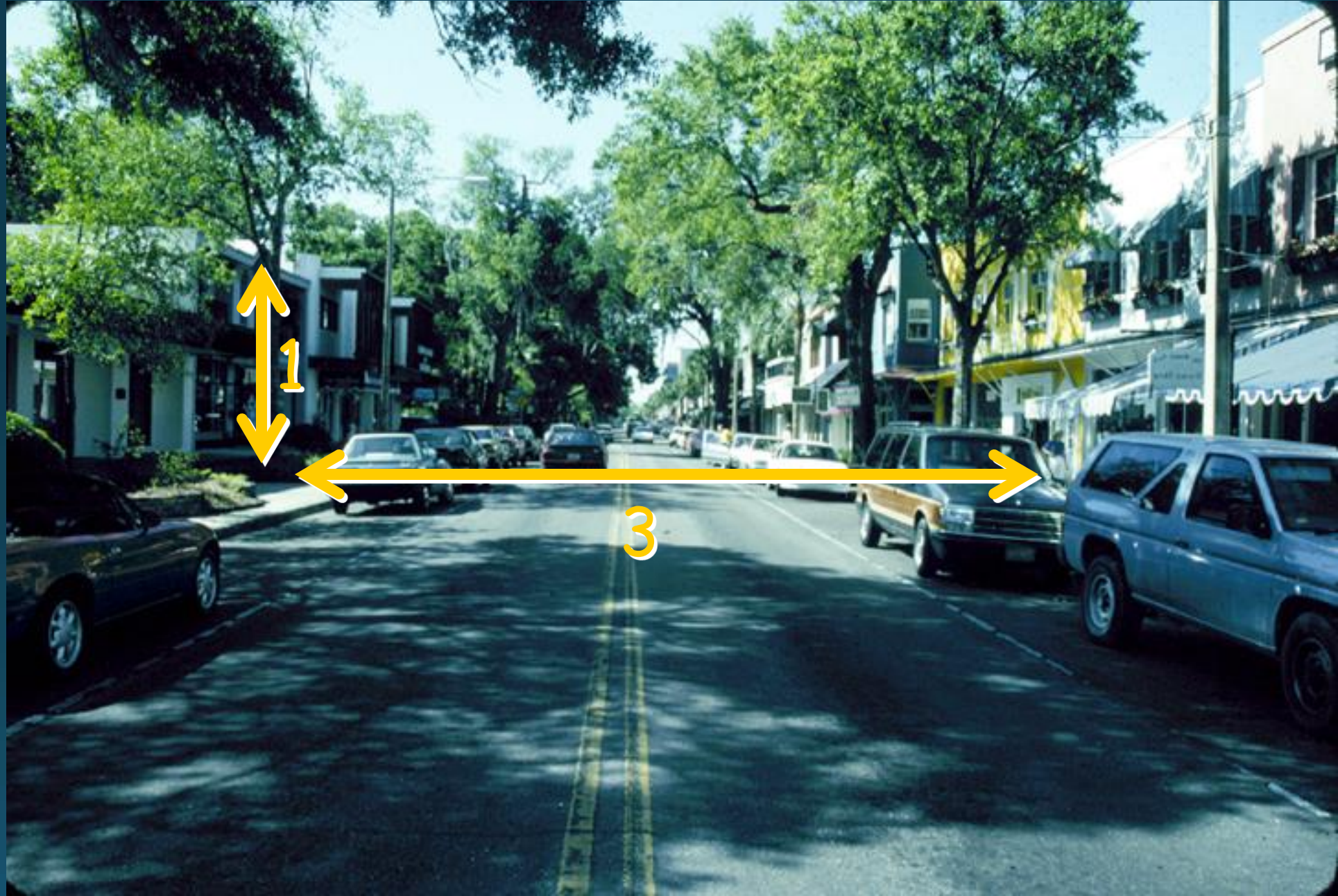




Land Development Considerations



Street Width & Building Height





1

20

Building Frontage

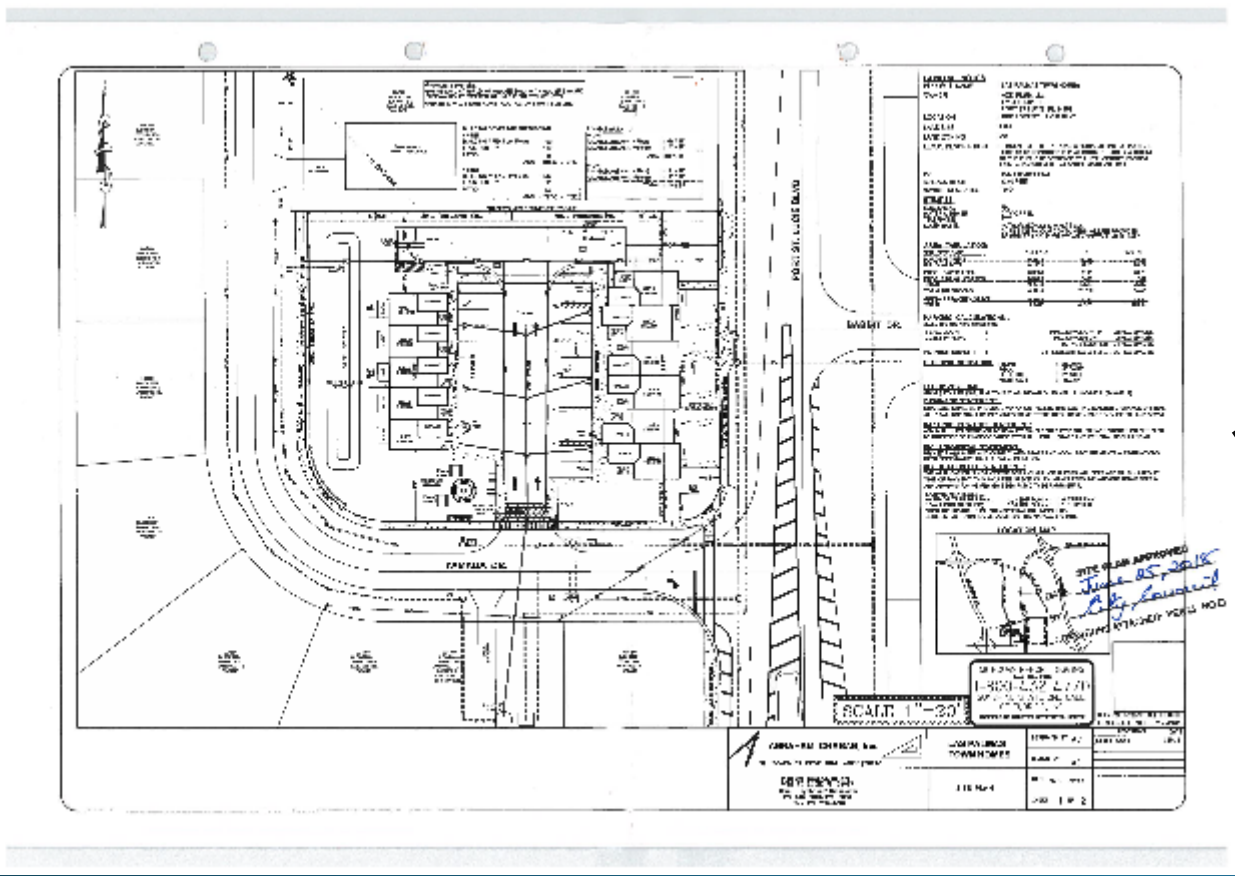


Front-to-Back



Front-to-Front

Code Analysis (Approved Site Plan)



Code Analysis

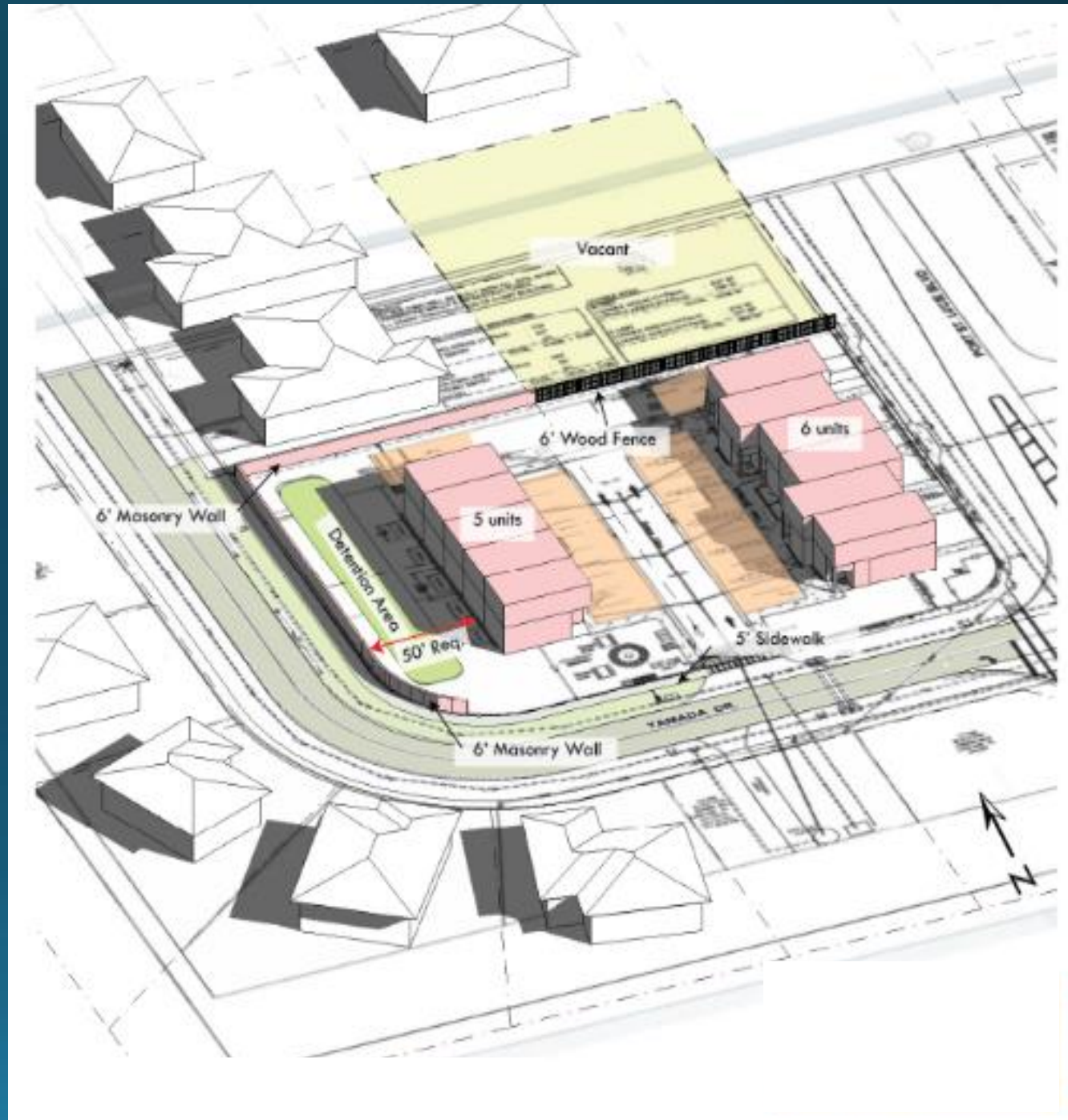
Approved Site Plan

1.05 acres
11 townhouses

Housing Style:
950-1250 SF townhouses
with 1-car garages

25 total parking spaces
All stormwater on-site

11 units/acre



Code Analysis

Alternate Concept Plan

1.05 acres
11 townhouses

Housing Style:
1200 SF townhouses
with 1-car garages

25 total parking spaces
All stormwater on-site

11 units/acre

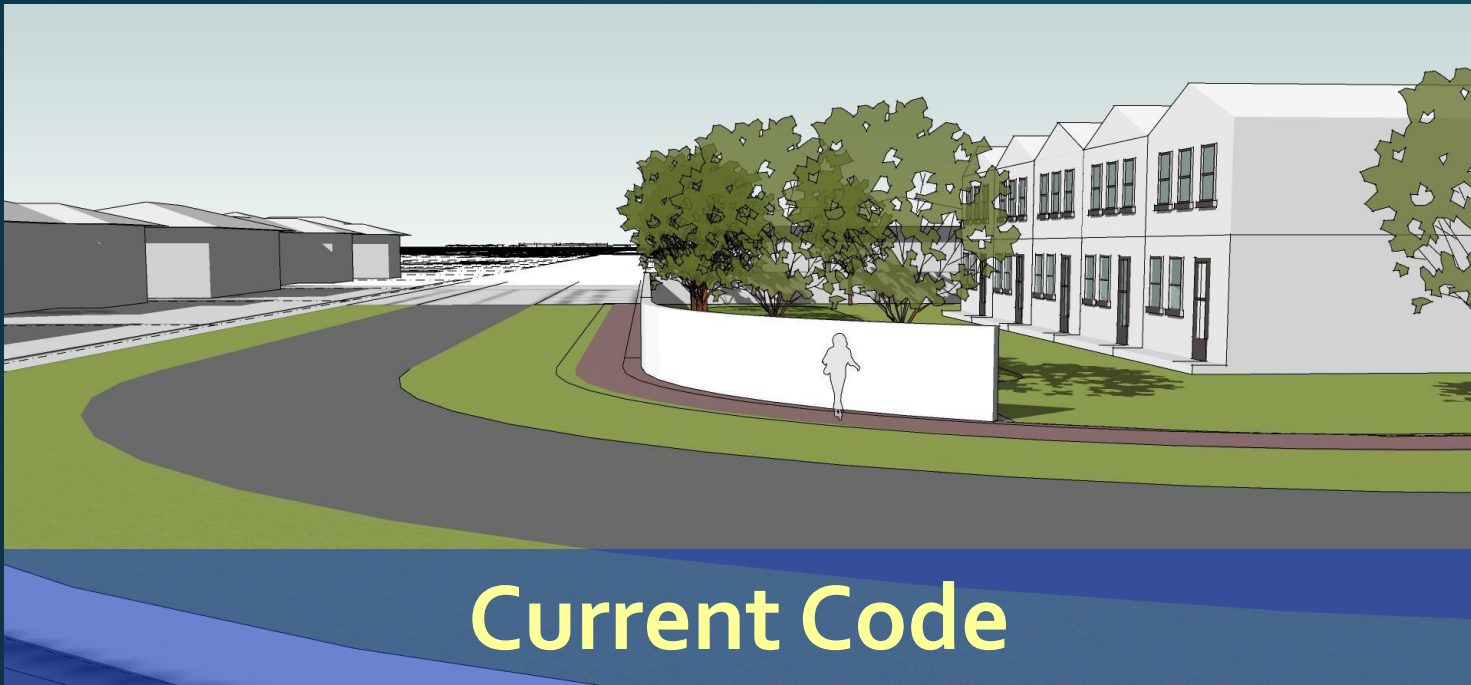


Code Analysis

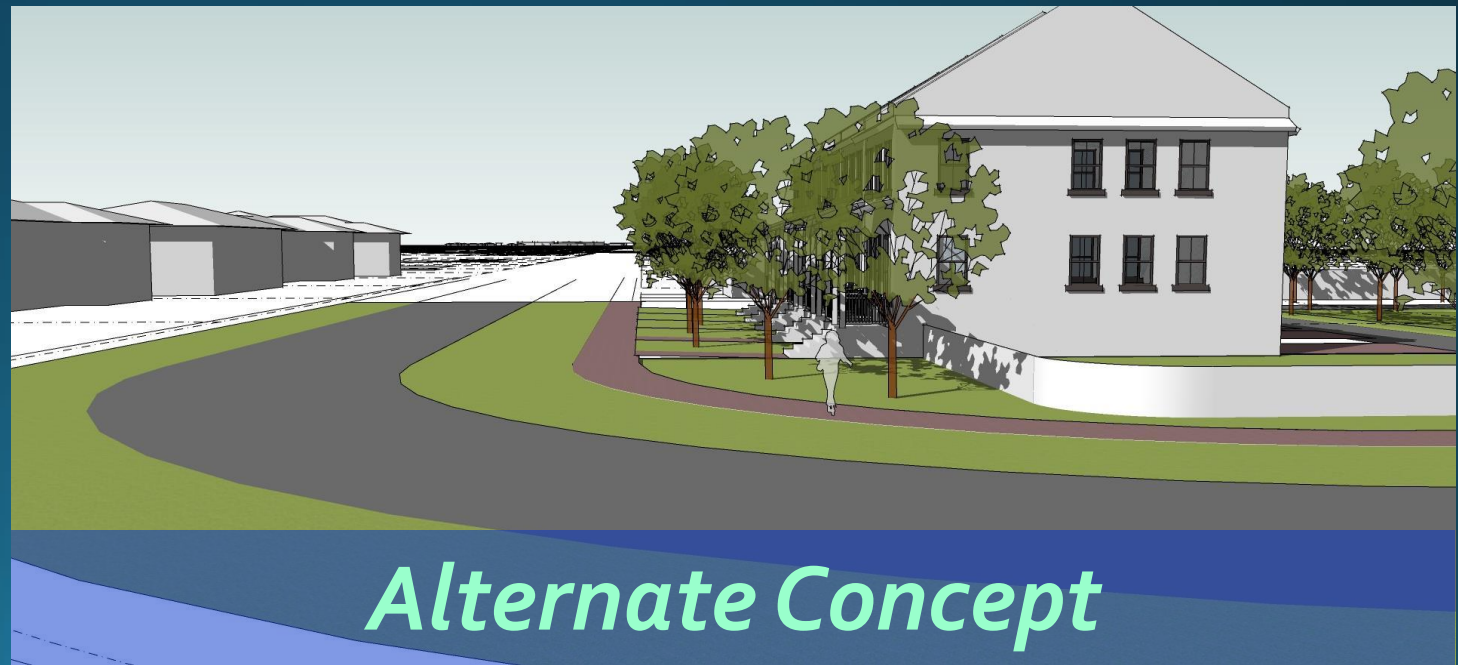
Alternate Concept Plan

- Buildings face each other → front doors face front doors
- Stormwater area is larger → improved water quality
- Garden wall versus masonry → softer neighborhood edge
- Same number of units, parking spaces & access

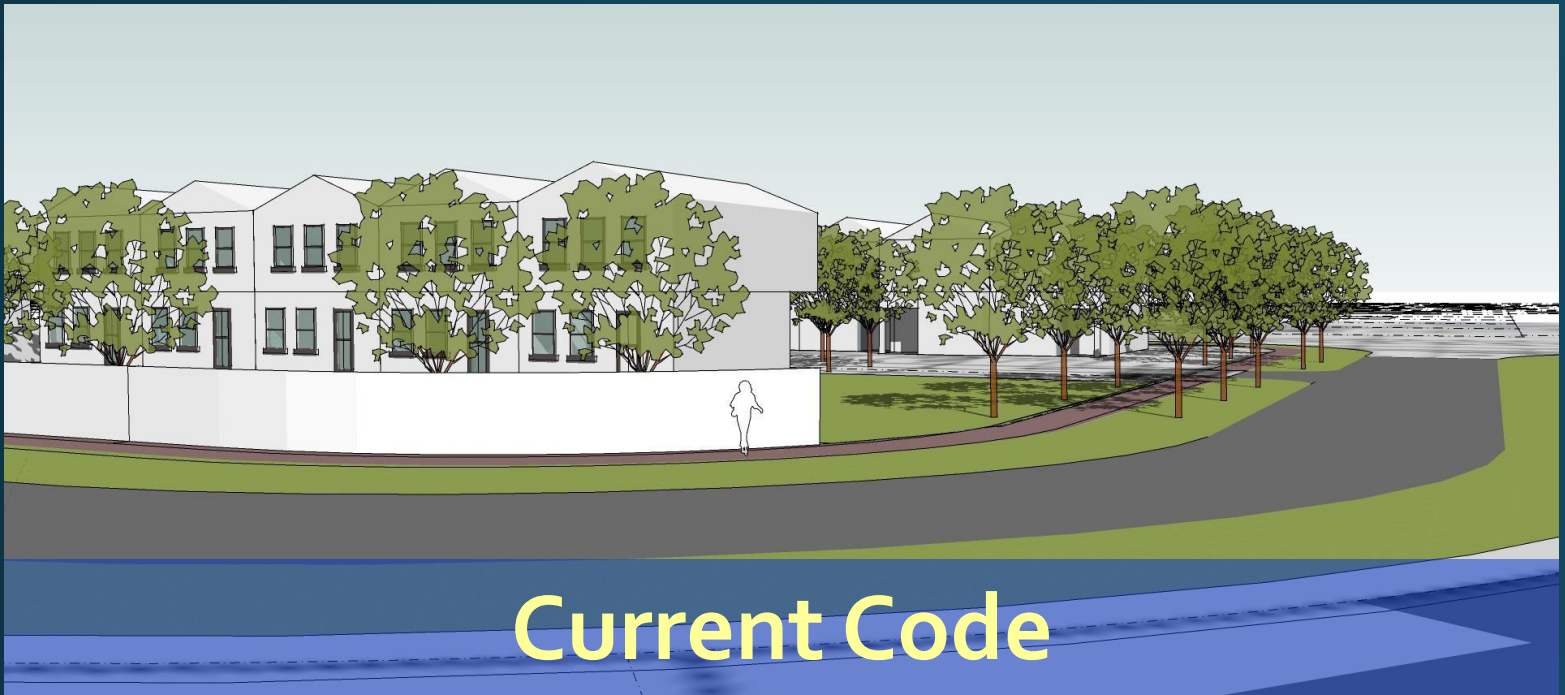




Current Code



Alternate Concept

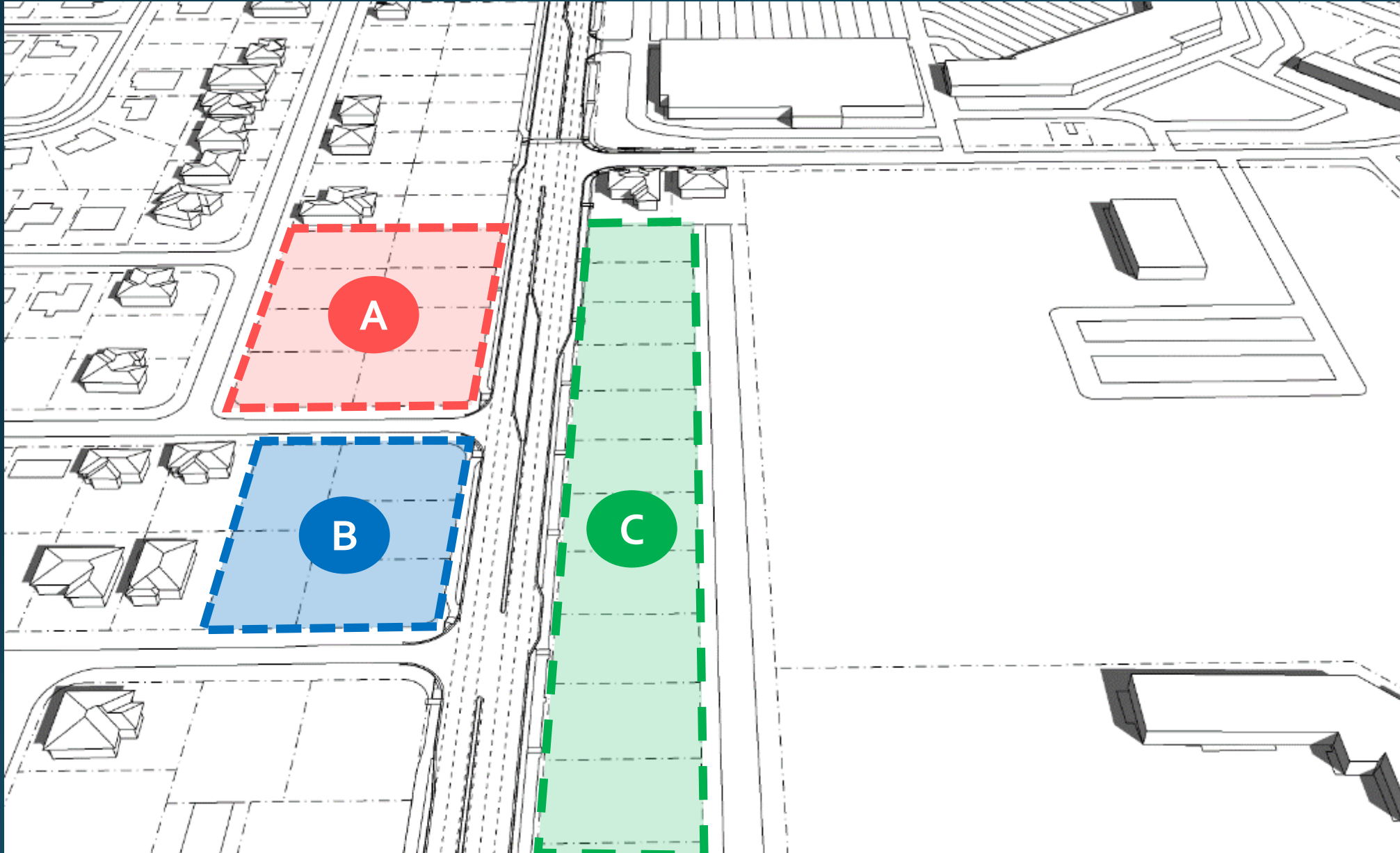


Current Code



Alternate Concept

Concept Analysis



SITE A: Code Analysis

Current Code

Townhouse Study Site A

SIZE: 1.91 acres

14 units (2-story, 1,300 SF each)

PARKING

34 total spaces

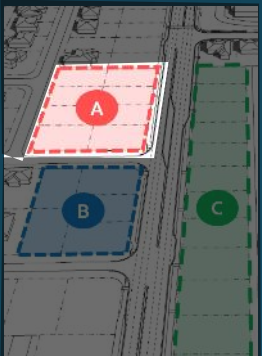
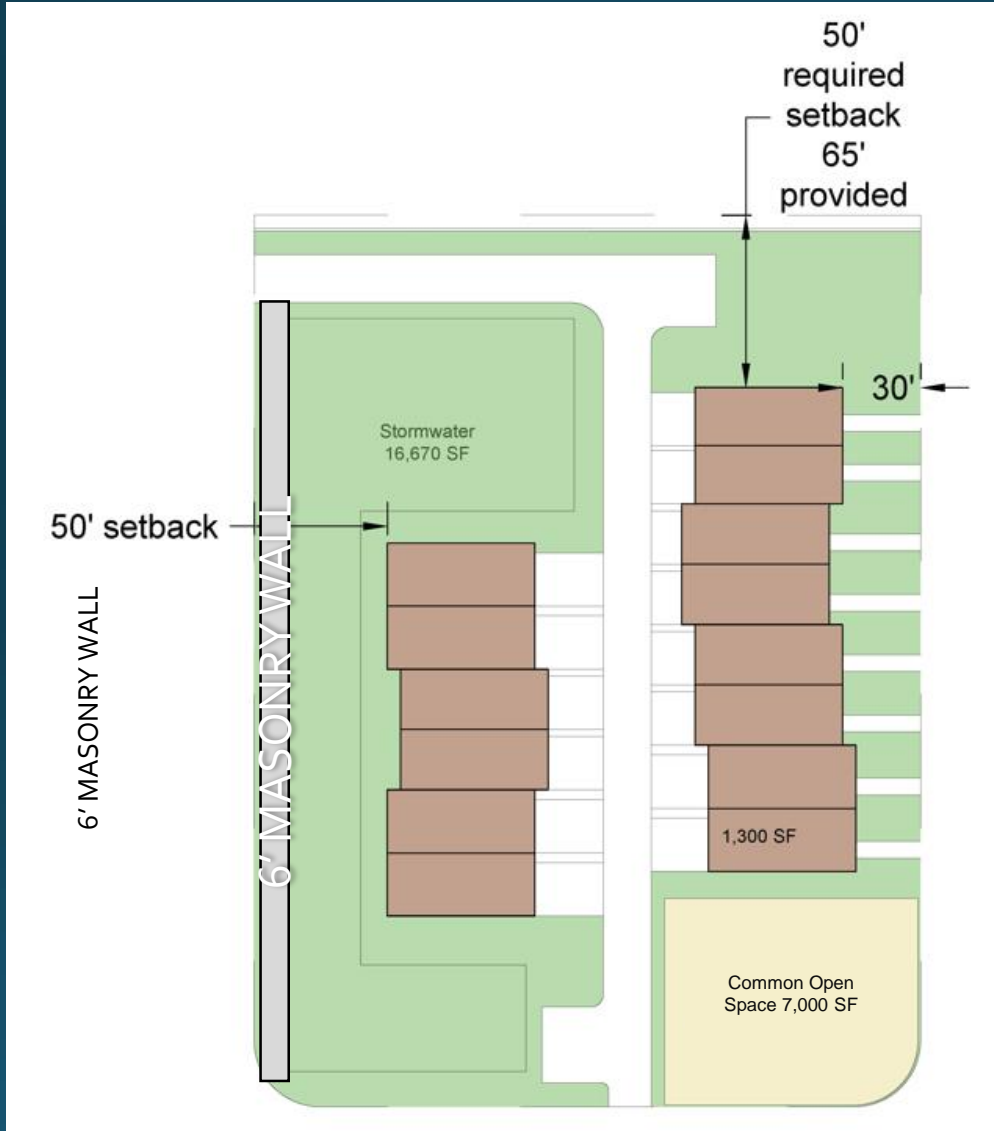
2 spaces/unit + 6 guest spaces

PERVIOUS AREA

56% of site

STORMWATER

All on-site (20% of site)



SITE A: Code Analysis

Alternative Concept

Townhouse Study Site A

SIZE: 1.91 acres

18 units (2-story, 2,000 SF each)

PARKING

42 total spaces

2 spaces/unit + 6 guest spaces

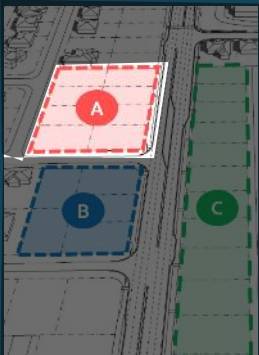
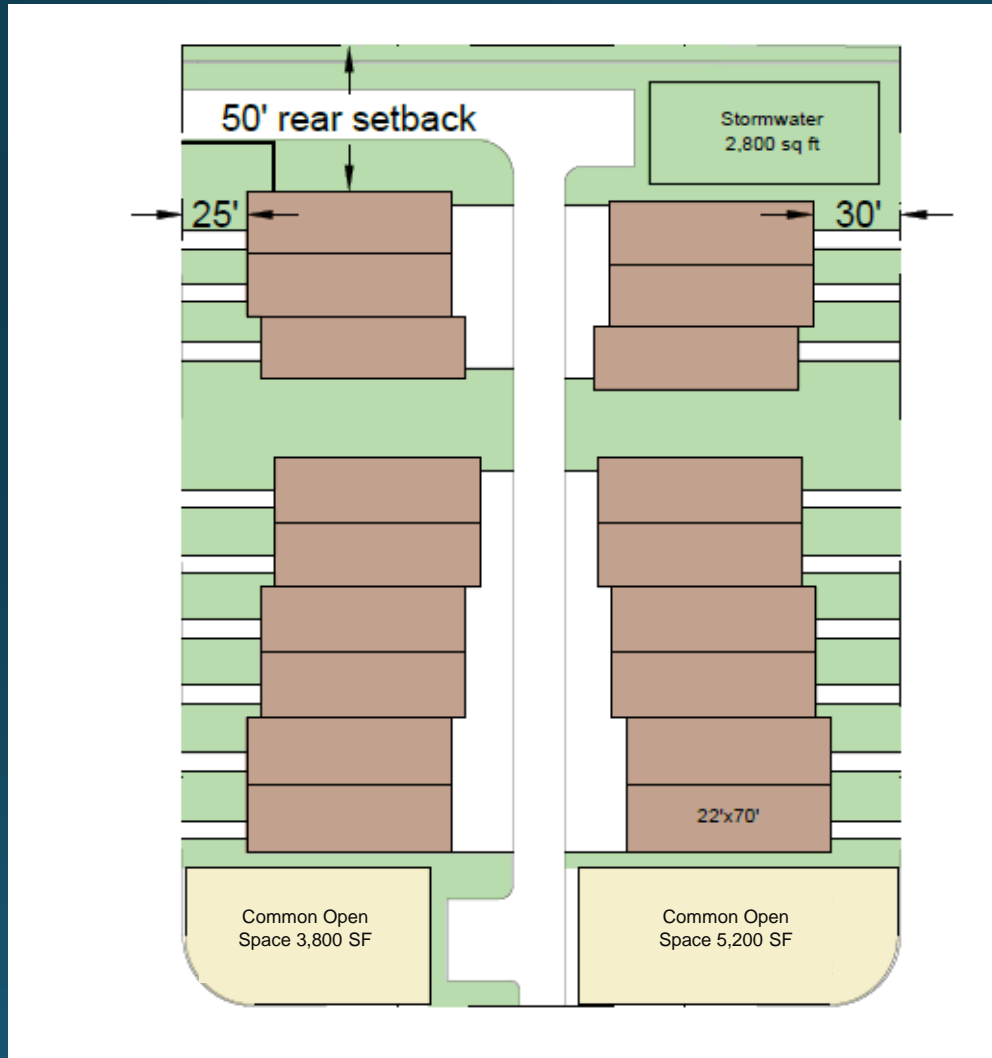
PERVIOUS AREA

42% of site

STORMWATER

Pre-treatment on-site (8% of site)

Balance of stormwater off-site



SITE A: Infill Concept



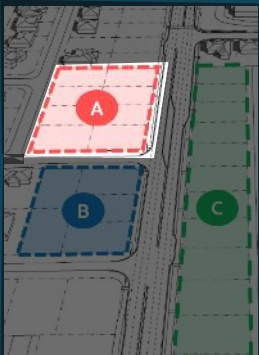
Townhouse Concept A

1.91 acres
18 townhouses

*Concept style: 2,000 SF
townhouses with 2-car
covered parking*

*42 total parking spaces
Stormwater on & off site*

9 units/acre



SITE A: Infill Concept



SITE A: Infill Concept



SITE B: Code Analysis

Alternative Concept

Townhouse Study Site B

SIZE: 1.17 acres

8 units (2-story, 2,600 SF each)

PARKING

16 total spaces

2 spaces/unit plus 2-car garages

PERVIOUS AREA

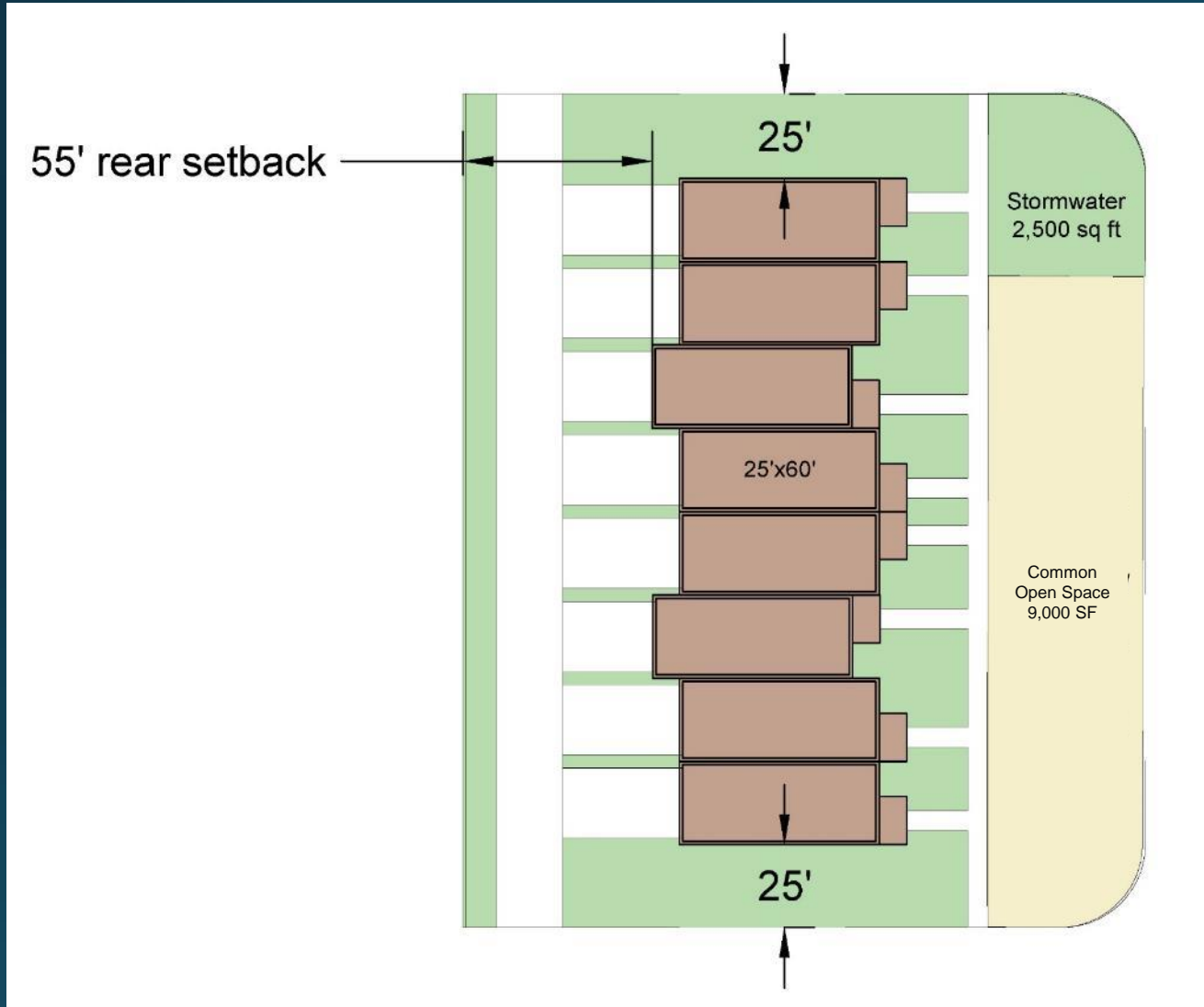
49% of site

STORMWATER

Pre-treatment on-site

(8% of impervious area or 2,005 SF)

Balance of stormwater off-site



SITE B: Infill Concept



Townhouse Concept B

1.17 acres
8 townhouses

*Concept style: 2,600 SF
townhouses with
2-car garages*

*18 total parking spaces
Stormwater on & off-site*

7 units/acre



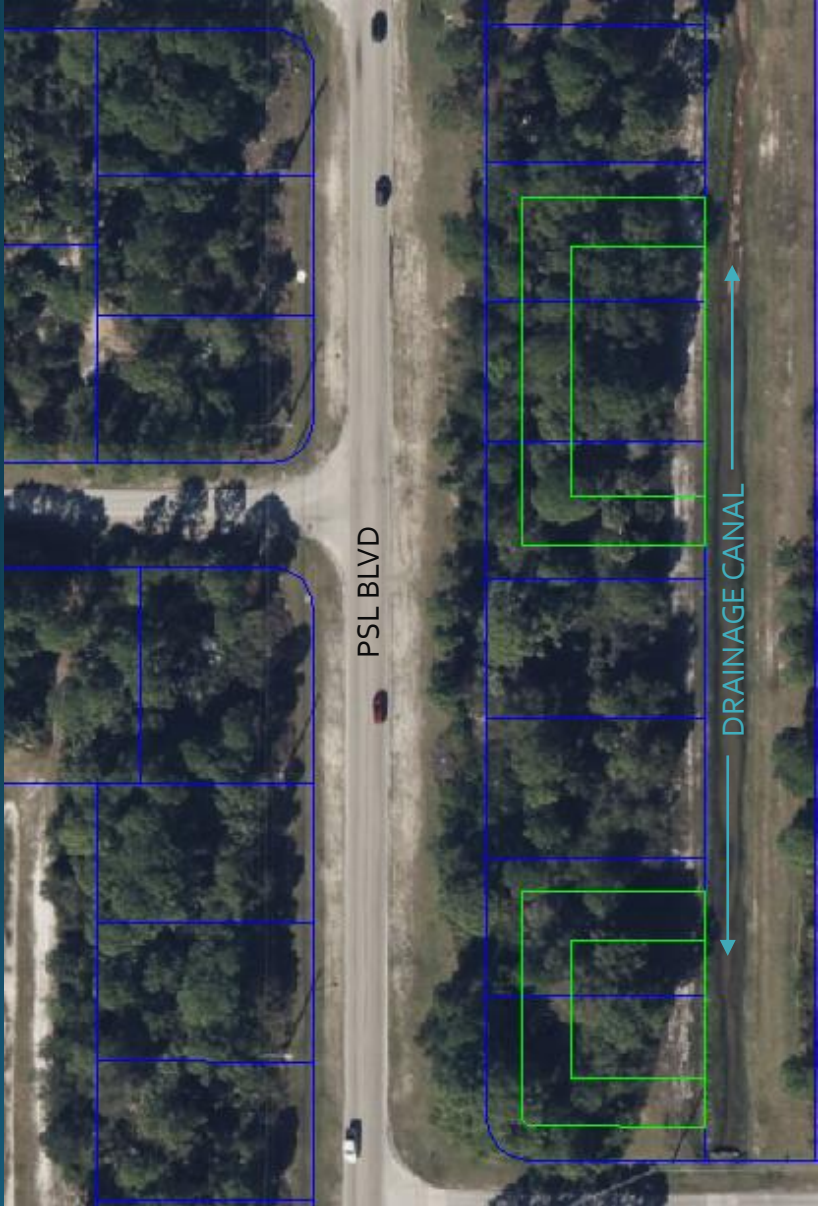
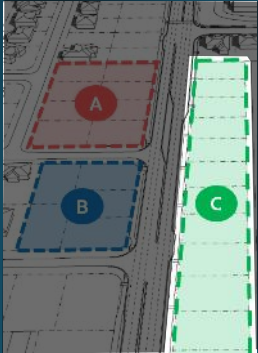
SITE B: Infill Concept



SITE B: Infill Concept



SITE C: Stormwater & Beautification Concept



SITE C: Stormwater & Beautification Concept



SITE C: Stormwater & Beautification Concept

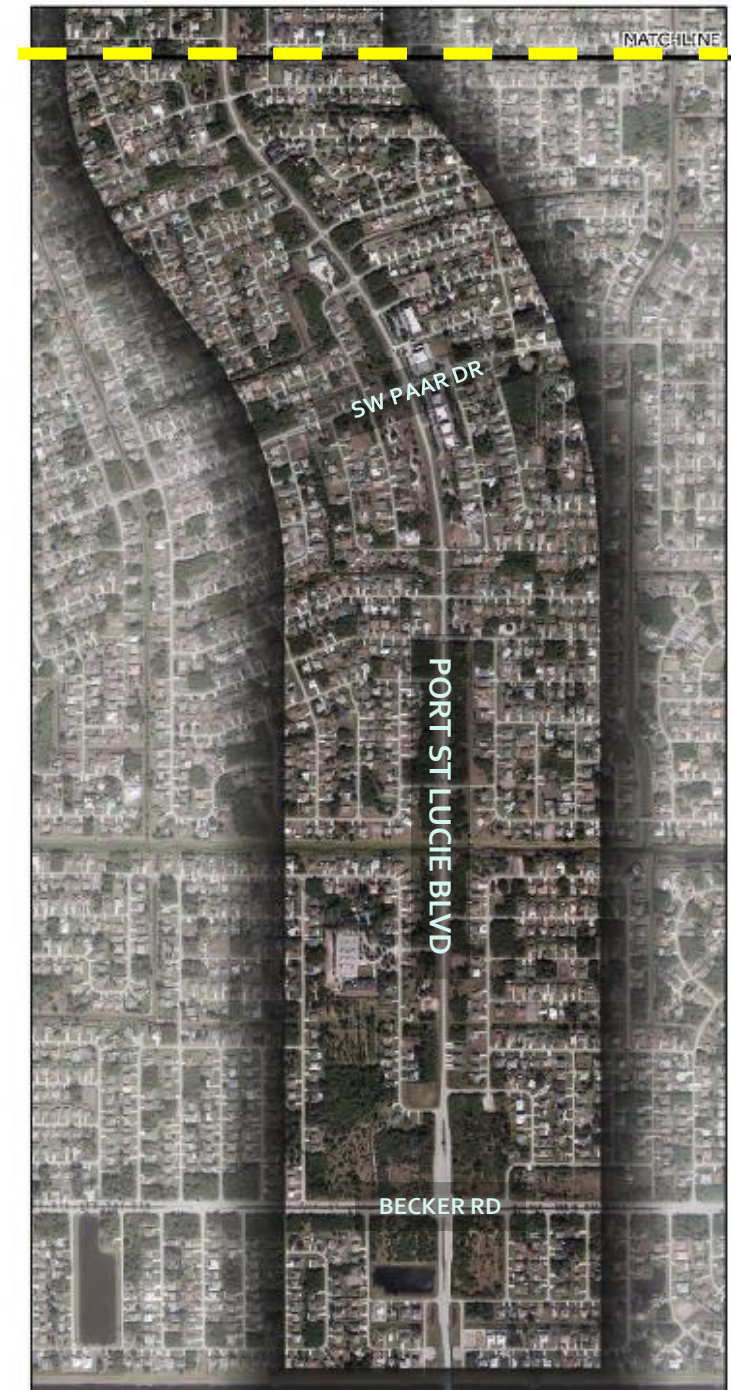
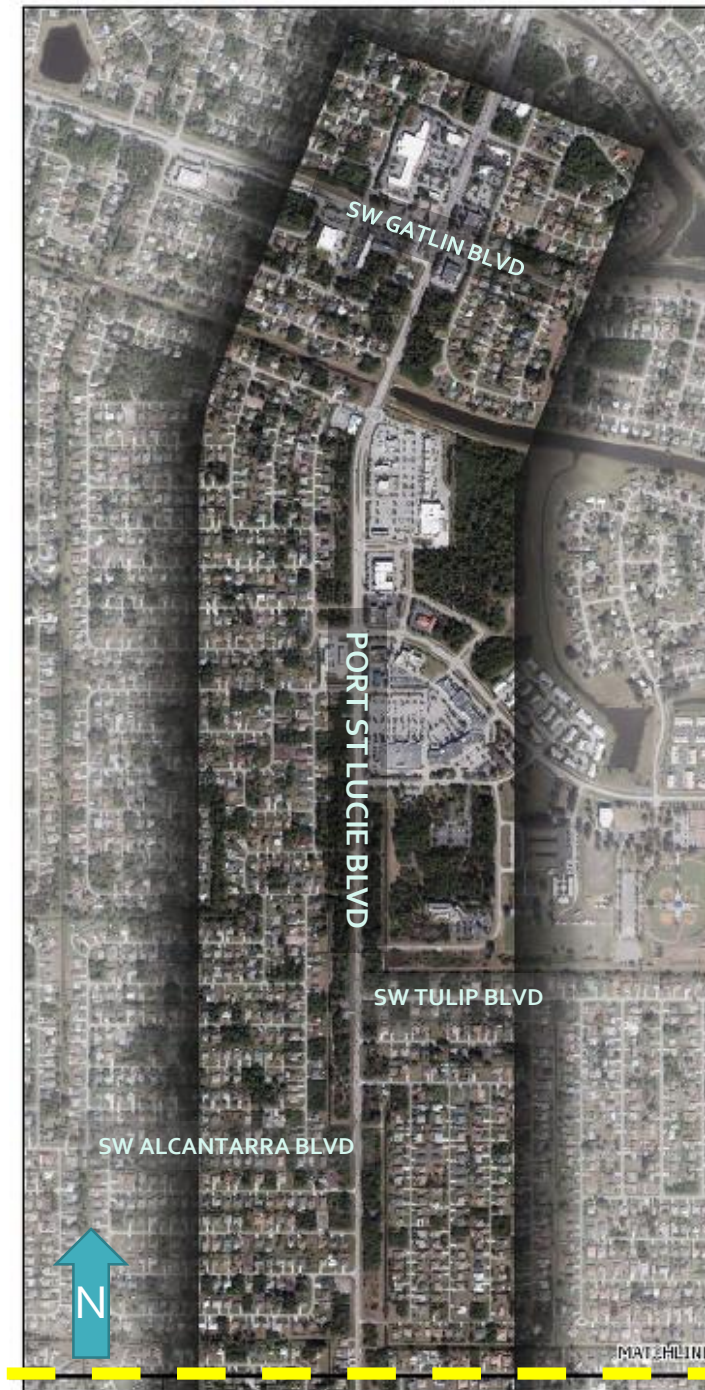


SITE C: Stormwater & Beautification Concept





Working Towards a Better Tree Canopy





Residential Tree Planting Program



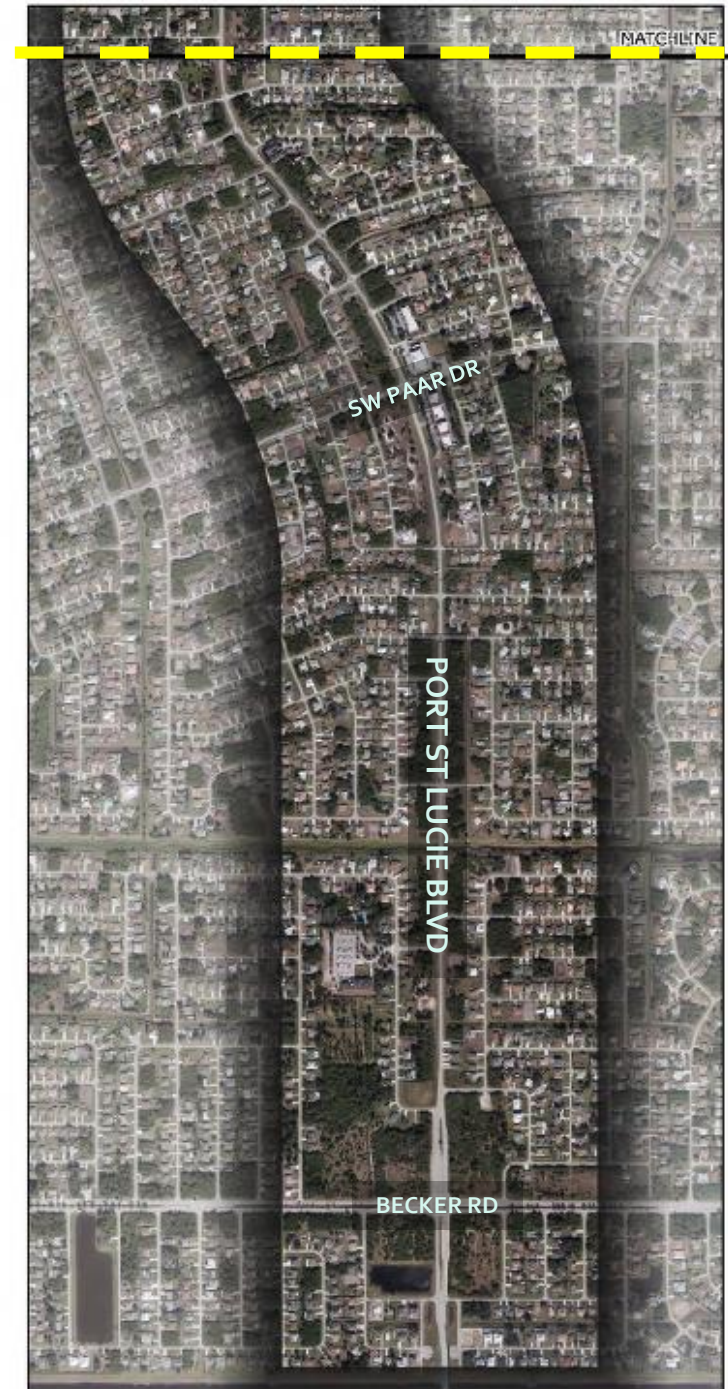
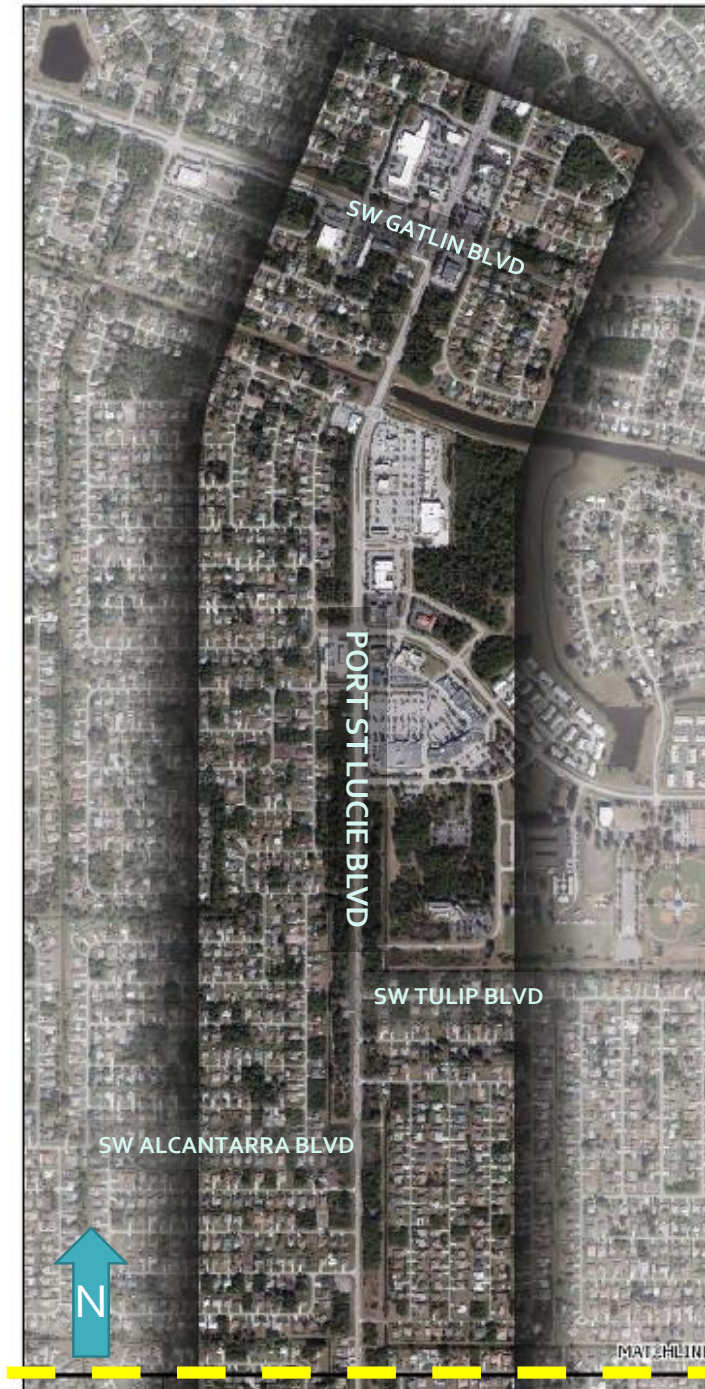


Residential Tree Planting Program





Make the Most
of City Holdings

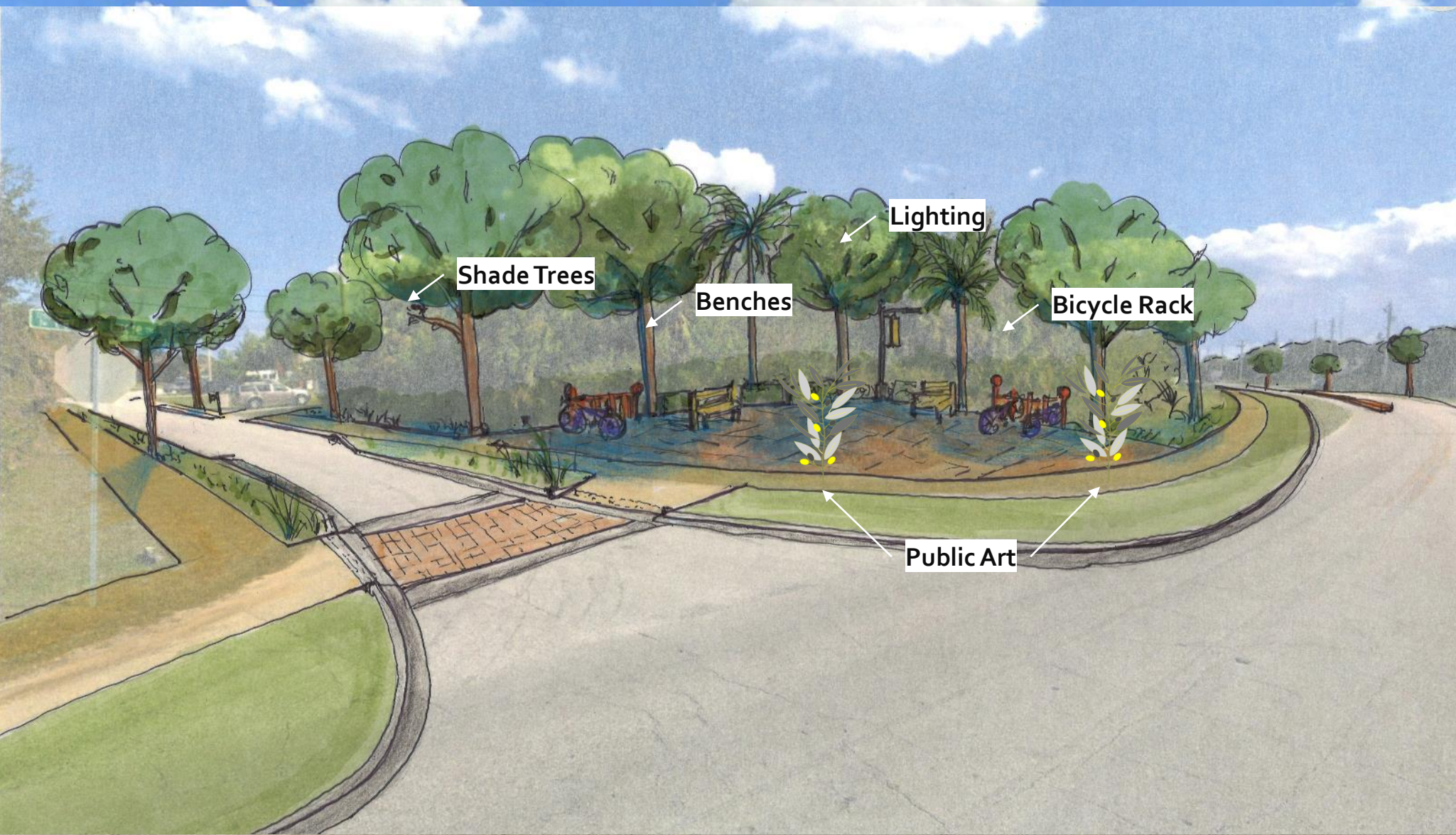




Today's Condition



Tomorrow's Celebration



Shade Trees

Benches

Lighting

Bicycle Rack

Public Art

Recommendations

1. Green It Up: Prioritize City Tree Canopy

- Require larger shade tree planting (within and beyond public rights-of-way)
- Widen roadway planting strips to 7' min. in key locations (adjust pathway widths if needed)
- Expand residential tree-planting program through Keep PSL Beautiful (more & larger trees)

2. Use Your Resources: Expand Use of Stormwater Utility

- Acquire strategic parcels along canals/ditches to create stormwater land bank
- Encourage off-site stormwater treatment to improve site design efficiency & yield
- Treat stormwater sites as High Performing Public Spaces (with trails, art & park amenities)

3. Diversify the Housing Stock: Develop Townhouse Strategy

- Utilize townhouses as single-family buffer from commercial corridor in lieu of walls & fences
- Require side-street access to reduce driveway connections to PSL Blvd.
- Require off-site stormwater treatment to increase utility of on-site open space

Recommendations

4. Embrace the Evolution: Explore Infill & Adaptive Re-Use Strategies

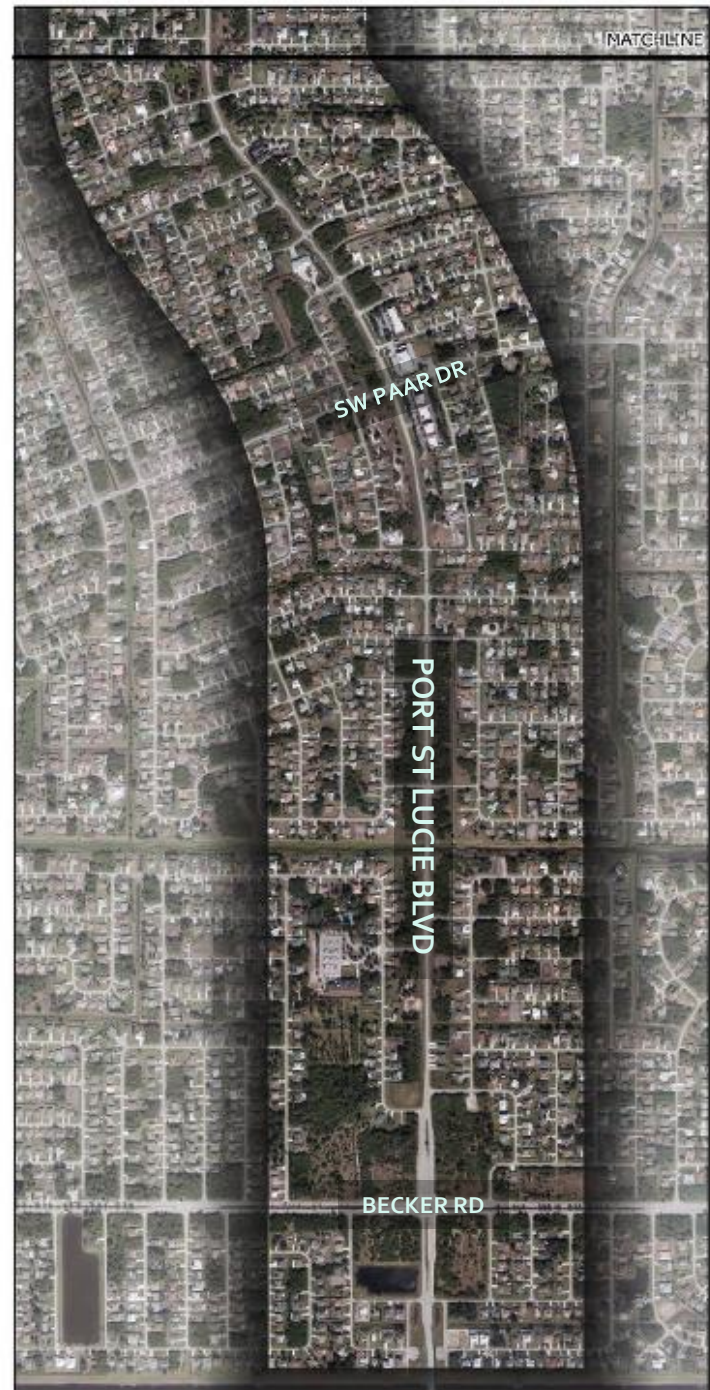
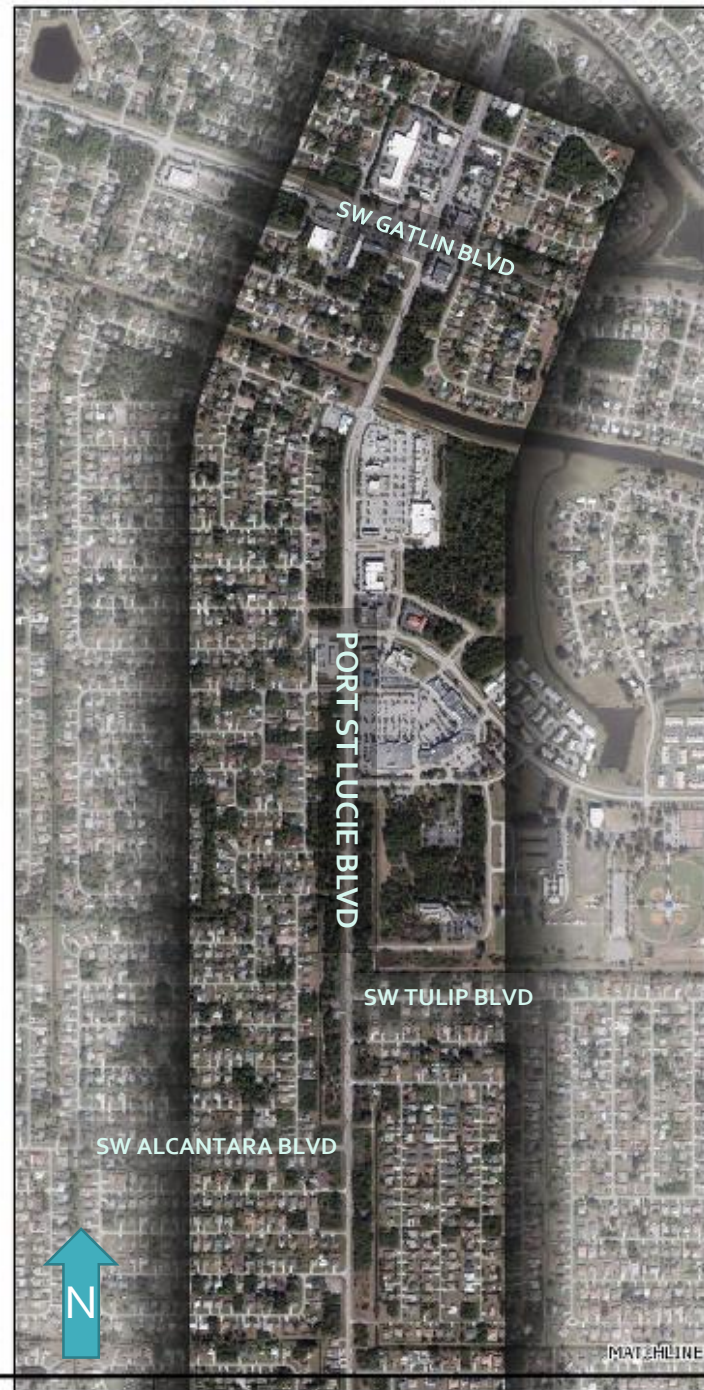
- Re-evaluate codes to streamline conversions & infill where appropriate
- Assess water/sewer capacities; anticipate strategic investments to support redevelopment
- Promote interconnectivity, cross-access easements & block/grid pattern (patience is virtue)

5. Confirm Your Green Is There: Assess Existing Commercial Landscape Plans

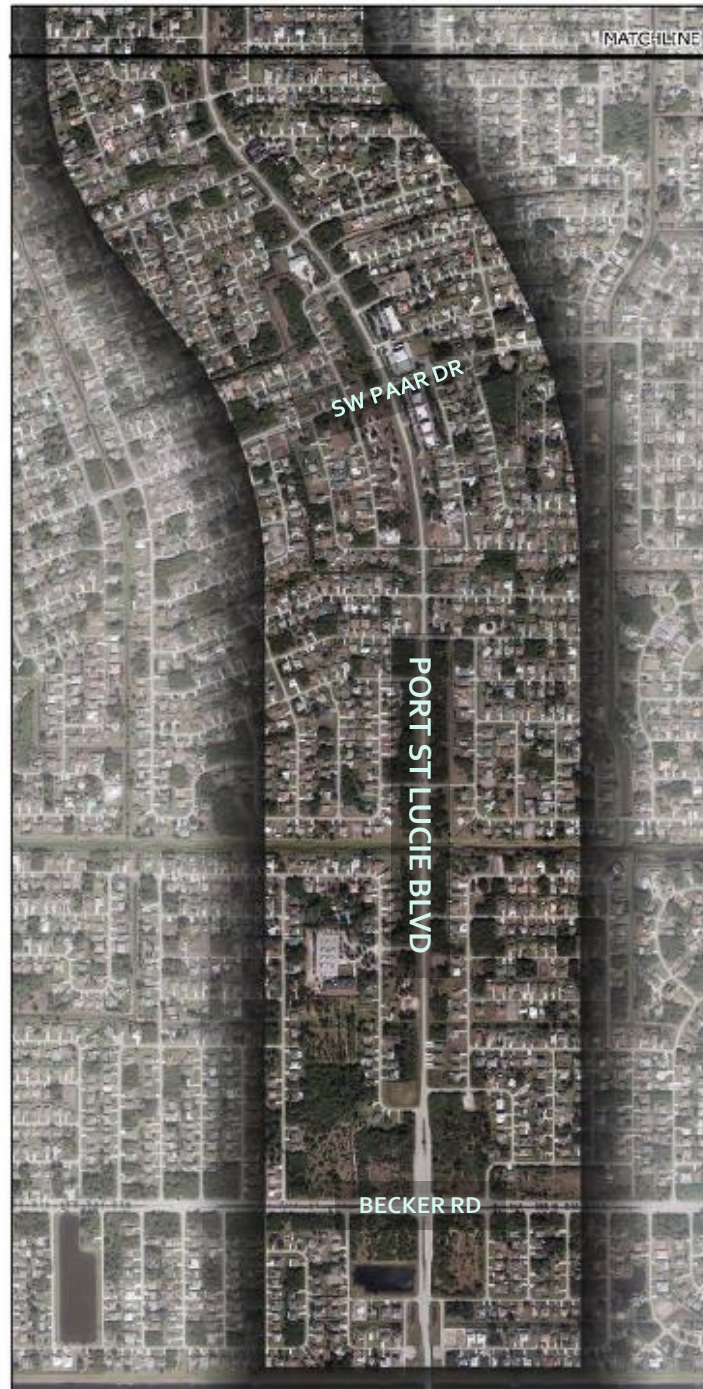
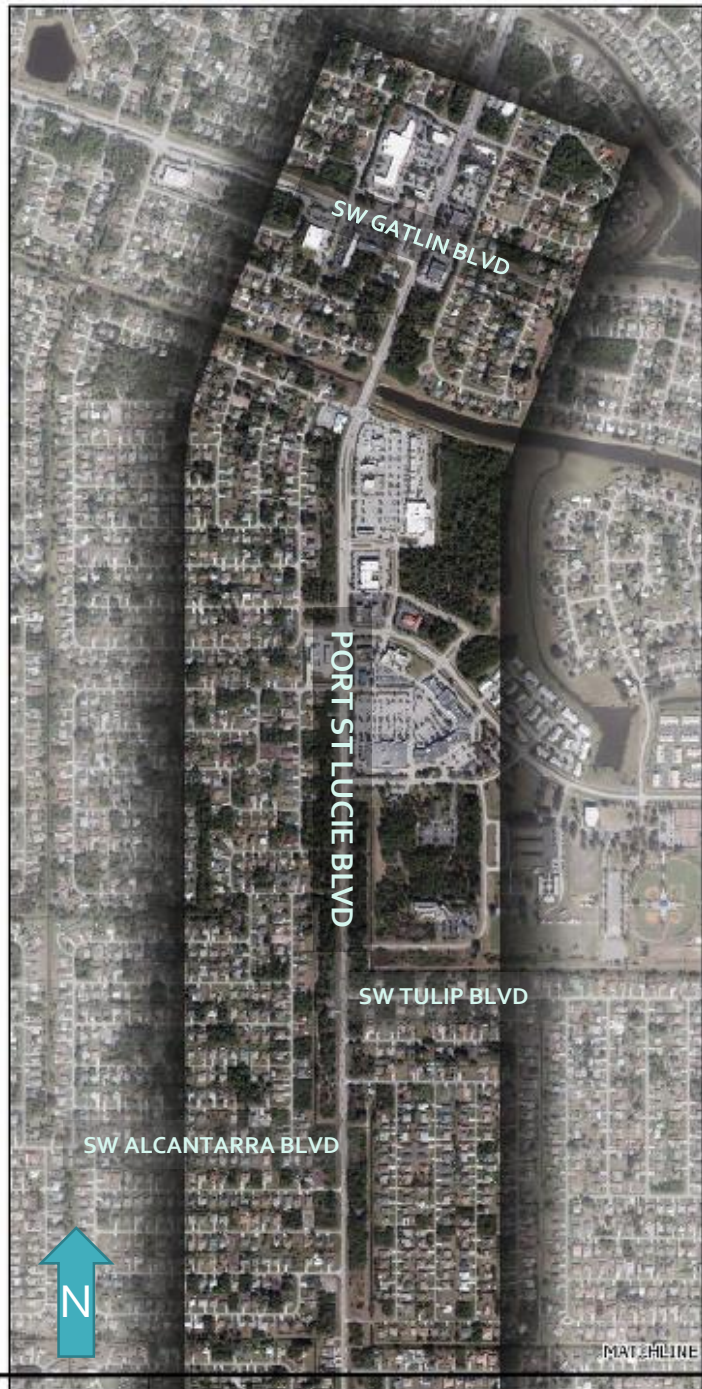
- Review approved landscape plans versus current conditions for code compliance
- Expand partnership with Keep PSL Beautiful to assist with compliance & restoration
- Raise PSL Blvd landscape requirements for larger trees & to prevent “hat-racking”

6. Capitalize on Your Assets: Maximize Use of Public Holdings

- Evaluate ability to add stormwater treatment & capacity to public sites
- Add landscaping focused on improving the City’s tree canopy
- Integrate into City trails and mobility plans



Council Discussion



LAURA DODD, AICP
SENIOR/TRANSPORTATION PLANNER



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