



LAUDERHILL SOUTHEAST CRA

CRA REDEVELOPMENT PLAN



TABLE OF CONTENTS

INTRODUCTION



INTRODUCTION	3
WORKSHOPS SUMMARY	13
INVENTORY & ANALYSIS	32
CASE STUDIES	40
PRELIMINARY CRA PLANNING AND DESIGN	50
CRA FINAL MASTER PLAN	62

CITY OF LAUDERHILL “THE ALL AMERICA CITY”.



MISSION

To make the City of Lauderdale a secure, clean and **desirable** place to live, work and visit by providing for a continually improving wide range of city services; to encourage a **community** that retains and promotes employment opportunities, economic growth and improved quality of life, where people of **diverse** cultural backgrounds and incomes **peacefully** interrelate.





BRIEF HISTORY

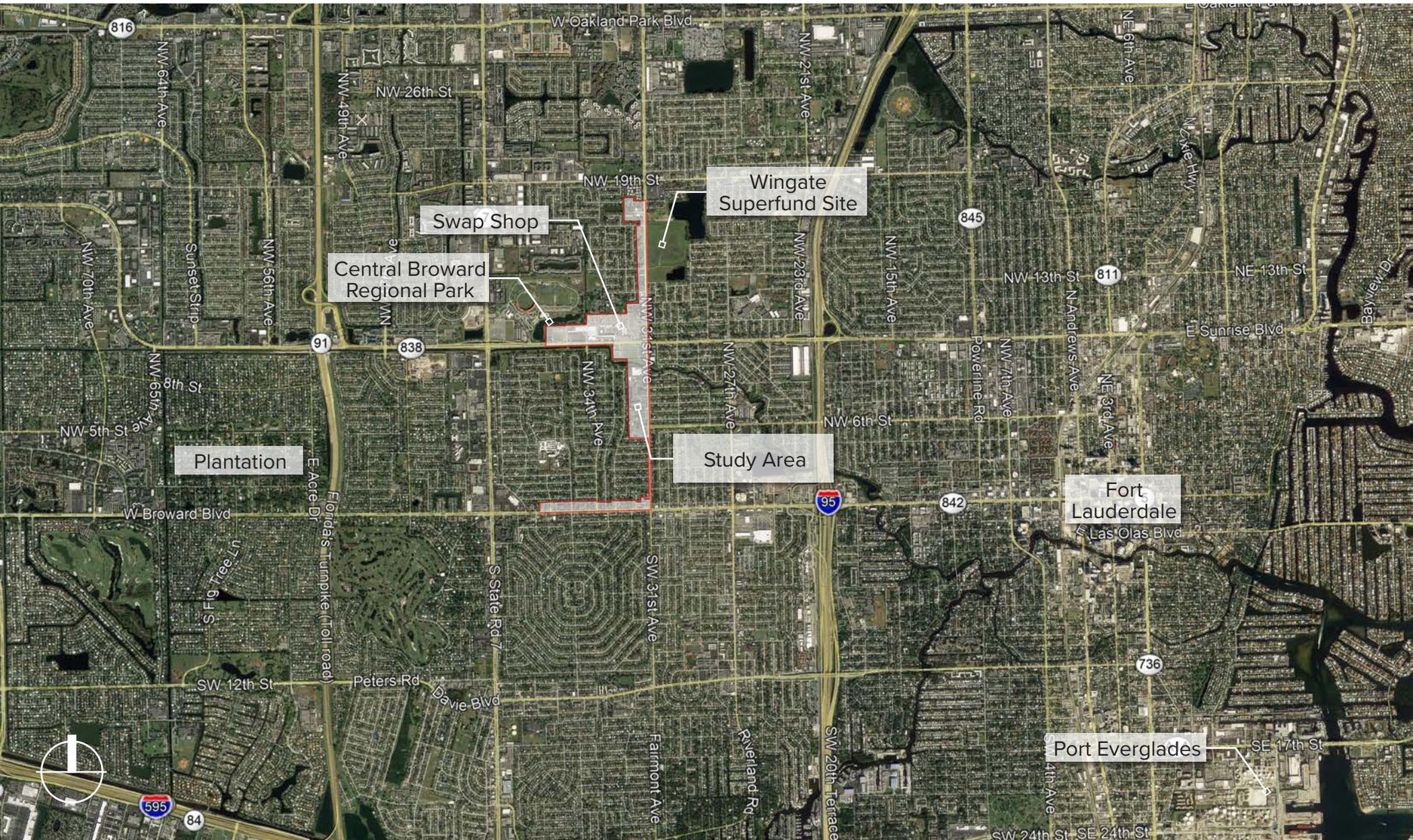
The City of Lauderhill, Florida was incorporated in **1959** with substantial vacant land.

The population count started at about **100** persons.

Today the City of Lauderhill is nearly built-out with a population count of 68,887 from the 2010 census and an estimated population of **71,970** in 2017.

Lauderhill developed as a suburb without a traditional downtown, and had an explosive growth phase in the 1970s and 1980s when planning in South Florida centered on providing for automobile traffic.

SITE CONTEXT

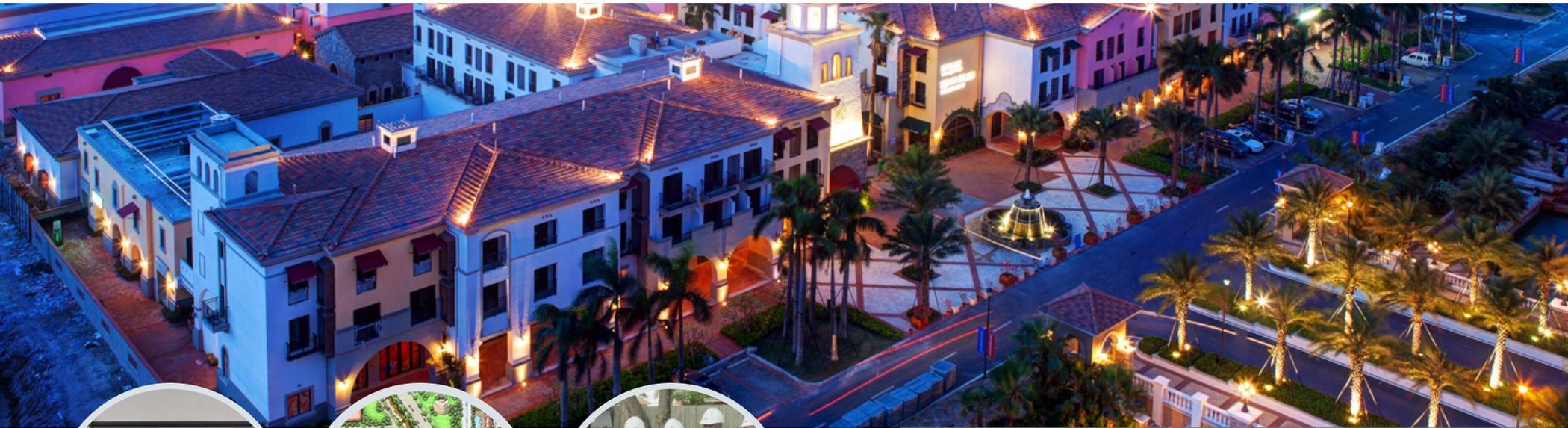


TO ESTABLISH A NEW CRA IN THE CITY OF LAUDERHILL WITH A FOCUS ON THE ANNEXED AREAS.

THERE ARE **222** ACTIVE CRA'S IN FLORIDA

THEY ENCOURAGE NEW INVESTMENT AND JOB CREATION IN URBAN AREAS THAT WERE BLIGHTED DUE TO SUBSTANTIAL GROWTH.





1

FINDING OF NECESSITY

Formally identify blight conditions within the targeted area and establish the area boundary.

2

COMMUNITY REDEVELOPMENT PLAN

Create a plan that addresses the unique needs of the targeted area, includes the overall goals for redevelopment, and identifies specific projects.

3

CREATION OF REDEVELOPMENT TRUST

Establishment of the Trust Fund enables the CRA to direct the increase in real property tax revenues back into the general fund and apply for grants.

GOALS & EXPECTATIONS

INTRODUCTION



WE ARE HERE TO LISTEN AND LEARN
FROM YOU

WE WANT TO DEVELOP A VISION &
VISUALIZE PROGRAM OPPORTUNITIES

WE WANT YOU TO
DREAM **BIG**

BELIEVE
IN THE POSSIBILITIES

PRIORITIZE INITIATIVES &
FOCUS ON IMPLEMENTATION

CREATE A UNIFIED
VISION



ENSURE
ECONOMIC
VIABILITY



DESIGN FOR
MEMORABLE
EXPERIENCES



ENCOURAGE
HEALTHY LIVING

INSIST ON
INCLUSIVITY



STRENGTHEN
CONNECTIVITY



PERFORMANCE-BASED DESIGN

“A FRAMEWORK BY WHICH WE CAN ACHIEVE MEASURABLE DESIGN SOLUTIONS”.

DESIGN STEPS

1. Initiate site analysis, program definition, and in some cases, initial concept generation to establish the design parameters of the project.
2. Based on the results of step 1, select at least 2-3 relevant design topics and goals for the project.
3. For each goal, establish baseline conditions and document design strategies to accomplish the goal. Complete the design brief and continue to prioritize goal completion throughout the process.
4. Evaluate performance outcomes.



- LISTEN
- ANALYZE
- DESIGN
- REVIEW
- REFINE





WORKSHOP REVIEW

BUSINESS OWNERS, BROWARD ESTATES & ST. GEORGE, WEST KEN LARK HOA



COMMUNITY WORKSHOP PHOTOS

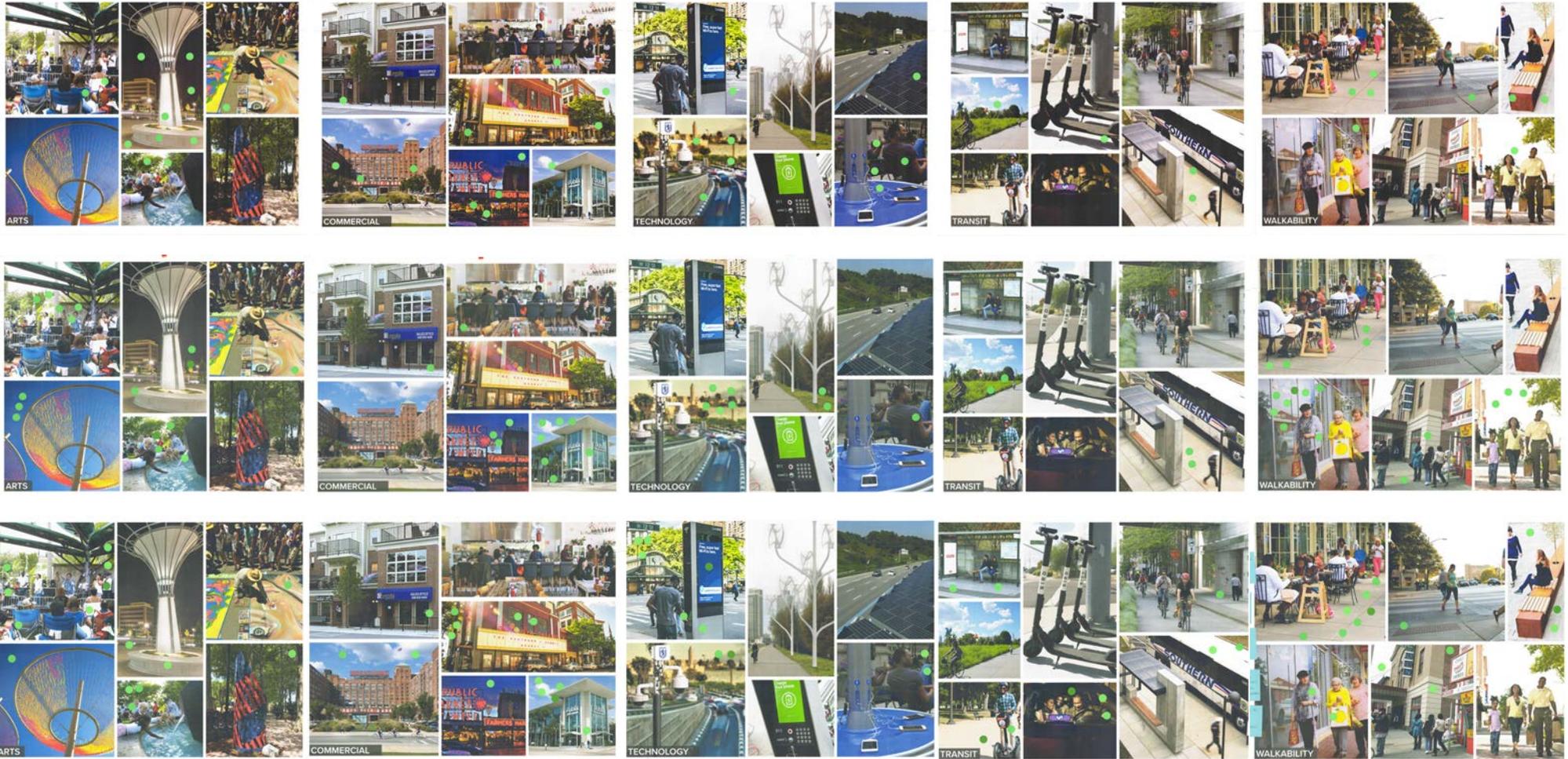
WORKSHOP SUMMARY





GREEN DOT EXERCISE

170 GREEN DOTS





ARTS



ARTS

IMAGES MOST SELECTED



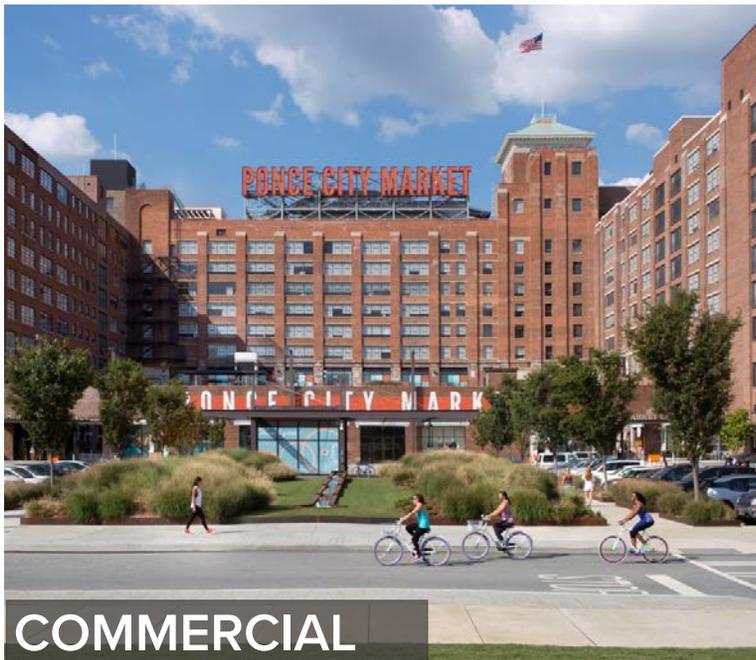
27% (12 OUT OF 44 DOTS)



20% (9 OUT OF 44 DOTS)



20% (9 OUT OF 44 DOTS)



COMMERCIAL

COMMERCIAL

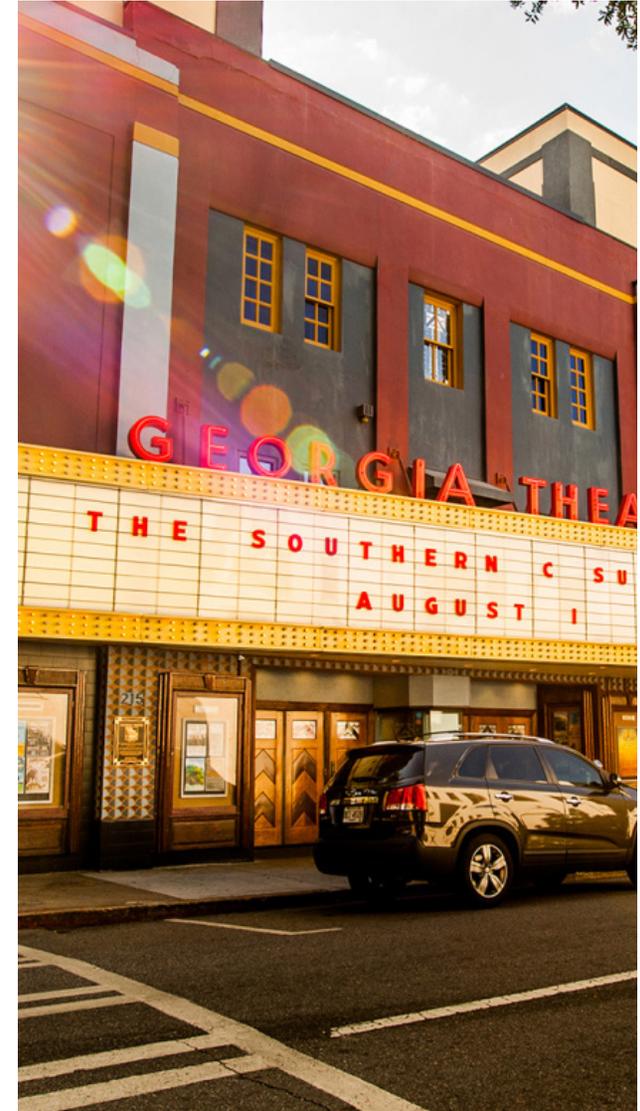
IMAGES MOST SELECTED



33% (13 OUT OF 39 DOTS)



20% (8 OUT OF 39 DOTS)



20% (8 OUT OF 39 DOTS)



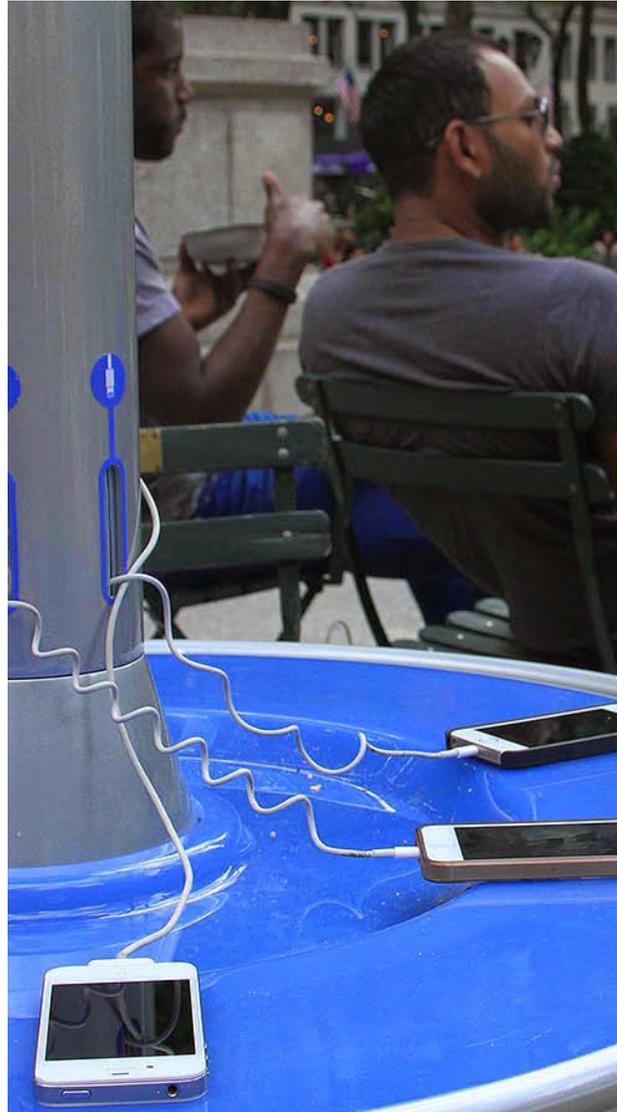
TECHNOLOGY

TECHNOLOGY

IMAGES MOST SELECTED



39% (11 OUT OF 28 DOTS)



25% (7 OUT OF 28 DOTS)



25% (7 OUT OF 28 DOTS)



TRANSIT

TRANSIT

IMAGES MOST SELECTED



33% (6 OUT OF 18 DOTS)



16% (3 OUT OF 18 DOTS)



16% (3 OUT OF 18 DOTS)

WALKABILITY

WORKSHOP SUMMARY



WALKABILITY

WALKABILITY

IMAGES MOST SELECTED



34% (14 OUT OF 41 DOTS)



27% (11 OUT OF 41 DOTS)

BIG PICTURE QUESTIONS

WHAT IMPORTANT ASPECTS OF LAUDERHILL NEED TO BE PROTECTED?

“The sense of **community.**”

“It’s **affordable.**”

“**Family friendly** businesses.”

“**Diversity.**”

“The 33311 zip code.”

“Our tax base.”

“**Senior citizens** and property values.”

“The **grass** and **trees.**”

“**The history** of West Ken Lark. It was established in the 1960’s.”

“The **homeowners.**”

“The **diversity** in Lauderhill makes us unique.”

“**Homeowners** and residents at large.”

“**Culture.**”

“Single family neighborhood.”

“**Parks.**”

“**Homes** and **people.**”

“**Safety** of citizens.”

“Our **beautiful parks** and environmental features need **protection.**”

“Residential areas. Commercial areas. Recreation (parks).”

“Our **family, property,** and **neighbors.**”

“**Protect** the people in our **community.**”

“Continuing the **security.**”

“Our homes need to be **protected** from theft.”

BIG PICTURE QUESTIONS

HOW DO YOU WANT PEOPLE TO FEEL WHEN EXPERIENCING THE AREA?

“**Comfortable.** Close and friendly neighbors.”

“Safe. Protected. **Surrounded by beauty.**”

“I want people to be pleasantly **surprised** when they visit Lauderhill.”

“Safe and **welcomed by ALL.**”

“**Revitalized,** energetic, youthful, **enlightened.**”

“A desire to **return.**”

“I want them to visit our area and want to come back and tell others to visit.”

“**Safe and protected.**”

“A sense of pride.”

“**Safety** and **security.**”

“Our beautiful and safe environment.”

“**Safe.**”

“**Warm and welcomed.**”

“That it looks safe and **liveable.**”

“Safe. Clean. **Green.**”

“Safe. **Pleasant.**”

“A very **heartwarming** area.”

“To feel like they’d like to live here.”

“Safe, and proud.”

“To feel **comfortable** when entering our community.”

“Positive, **respected,** and cared about.”

“**Protected.**”

“Welcomeness, **comfort,** less stress, **opportunity.**”

“To feel as though they are in a well secured environment.”

BIG PICTURE QUESTIONS

WHAT CHANGES CAN MAKE THIS COMMUNITY A BETTER PLACE?

“More **healthy food options.**”

“Keep area **affordable.**” “Better police presence.”

“**Art.**”

“Remove the feeding center.”

“Better **transportation.**”

“Greater **enforcement** of speed and crime.”

“**Beautify the landfill.**”

“**Affordable housing.**”

“**Lighting** up some of the dark areas on the streets.”

“Places to walk **outside.**”

“**Invest** in our **children and schools.**”

“More police in our community.”

“**Viable businesses** that will help Lauderhill **thrive** and make the area better for homeowners.”

“More money to **develop** abandoned lots.”

“**More plants, lighting, and trees.**”

“More **trees** and **landscaping.**”

“Better **communication** with its citizens when requests are made.”

“**More transportation options.**”

“Give existing businesses a facelift.”

“**A shared vision.**”

“**Investing** in the areas that need improvements.”

“**Cleaning** up the city.”

“Better traffic control.”

“**Beautify Lauderhill gateway.**”

“**More jobs.**”

“**Revamping** of the shopping center.”

“Greater police presence.”

“More business for **jobs.**”

“**Health facilities** in the area.”

“Better interaction with **city hall.**”

“Add **nice sidewalks and bike paths** with lighting by 31st and Broward.”





INVENTORY & ANALYSIS



INVENTORY



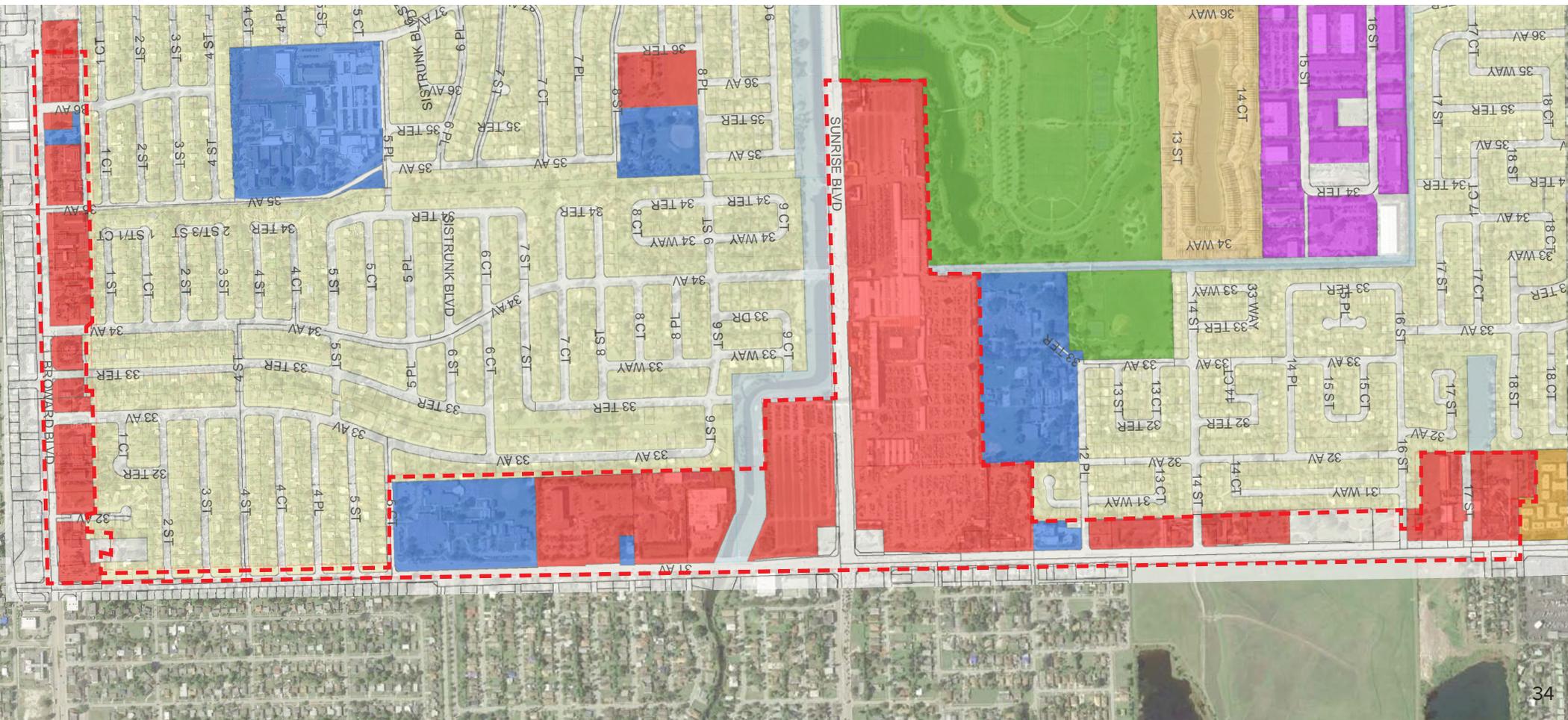
EXISTING LAND USE

LAND USES

The existing land uses within the CRA boundary are primarily **commercial** along Broward Boulevard and NW 31st Avenue. The site is primarily surrounded by single-family residential homes.

LEGEND

- WATER BODIES
- LAND USE DESIGNATION**
- COMMERCIAL
- GROUP LIVING QUARTERS
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL (LESS THAN 10 UNITS)
- MULTI-FAMILY RESIDENTIAL (MORE THAN 10 UNITS)
- COMMUNITY FACILITIES
- RECREATION - OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- VACANT LAND



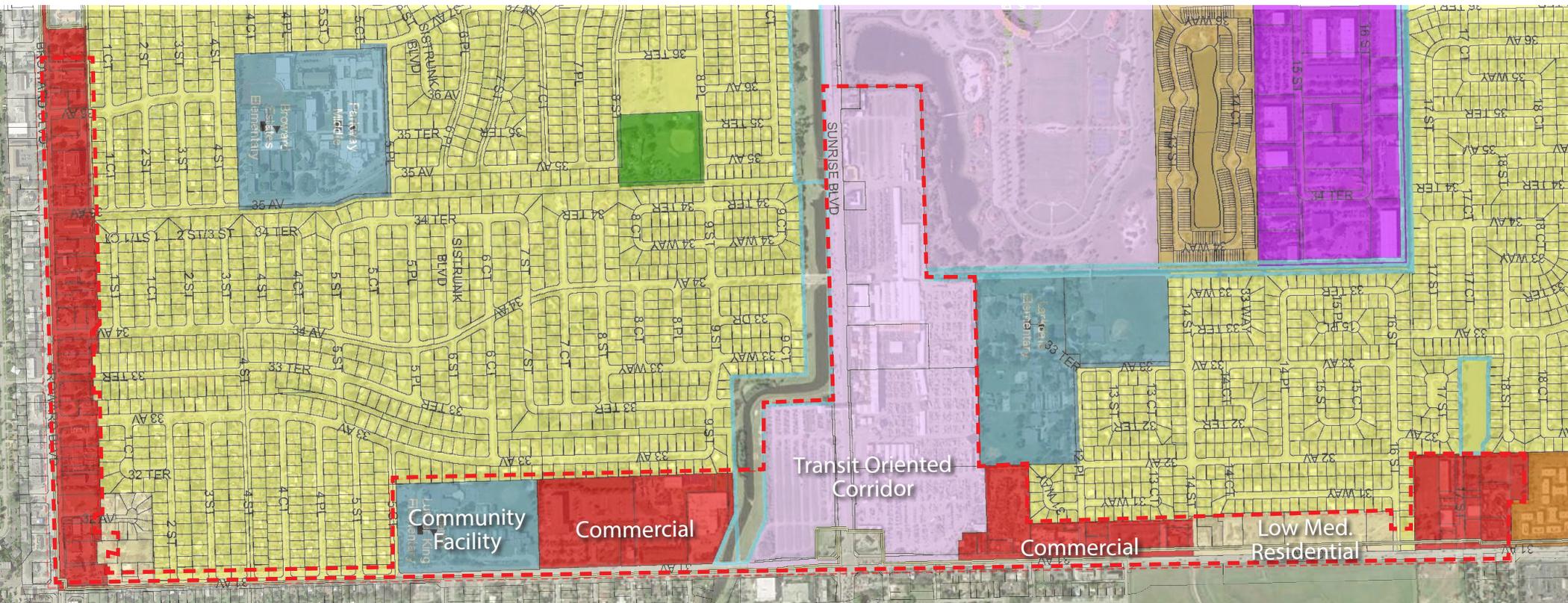
FUTURE LAND USE

OPPORTUNITY

The TOD provides an opportunity incorporate a mix of uses within the CRA boundary.

CONSTRAINT

Light industrial uses currently within the Commercial categories are in close proximity to single family homes.



ZONING

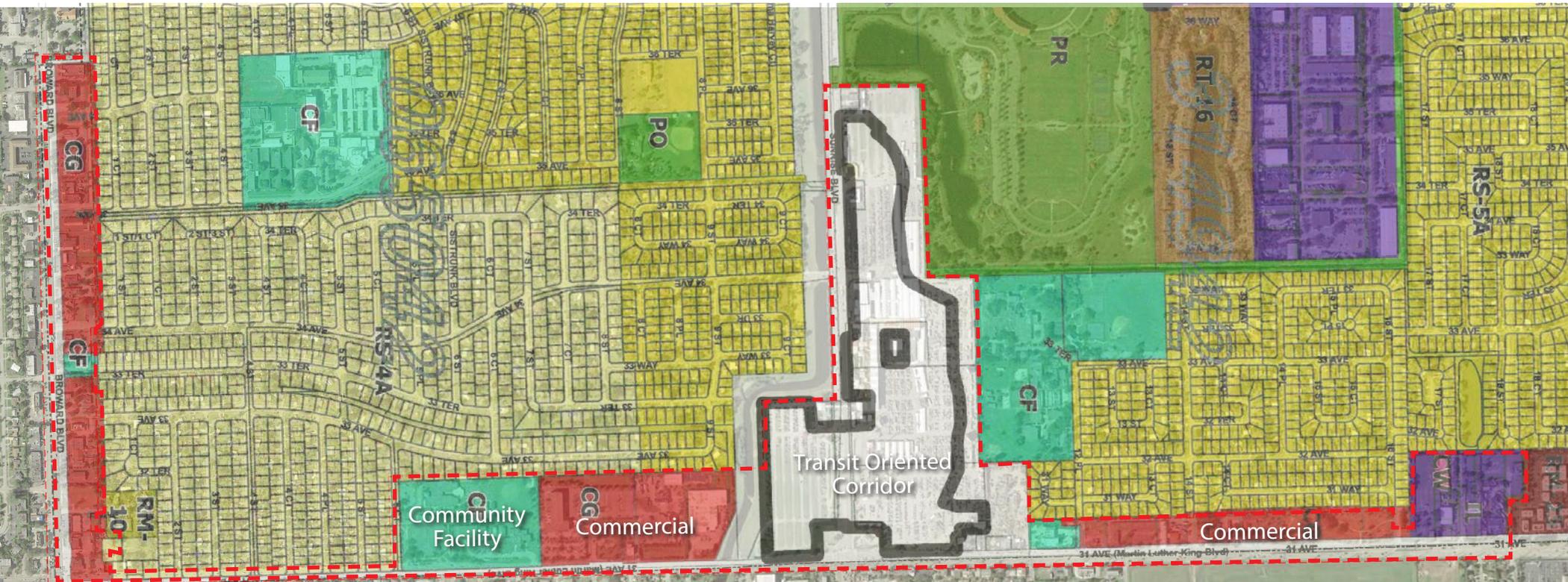
OPPORTUNITY

Opportunity to adapt zoning categories particularly in unidentified areas to meet the needs of the CRA.

CONSTRAINT

Allowing Light Industrial categories within close proximity to residential could create a nuisance for residents if not done well.

Legend			
	Commerce Park Overlay		RO Residential Office
	Transect Overlays		RS-4 Residential Single Family
	CC Community Commercial		RS-4A Single Family Residential Annexed
	CE Commercial Entertainment		RS-5 Residential Single Family
	CF Community Facility		RS-5A Single Family Residential Annexed
	CG General Commercial		RT-15 Residential (15) Townhouse
	CN Neighborhood Commercial		RT-16 Residential Multi-Family Transitional
	CO Commercial Office		S-1 Open Space & Recreational
	CR Commercial Recreation		SRFO Special Residential Facility Overlay
	CW Commercial Warehouse		TR Transportation
	IL Light Industrial		UT Utility
	NZ Not Zoned		PL Local Park
			PO Open Space Park
			PR Regional Park
			RM-10 Residential Multi-Family
			RM-18 Residential Multi-Family
			RM-22 Residential Multi-Family
			RM-25 Residential Multi-Family
			RM-40 Residential Multi-Family
			RM-45 Residential Multi-Family
			RM-5 Residential Multi-Family
			RM-50 Hotel
			RM-8 Residential Multi-Family



ZONING - TRANSECT ZONE

OPPORTUNITY

Transect zones increase development opportunities and flexibility for the CRA.

CONSTRAINT

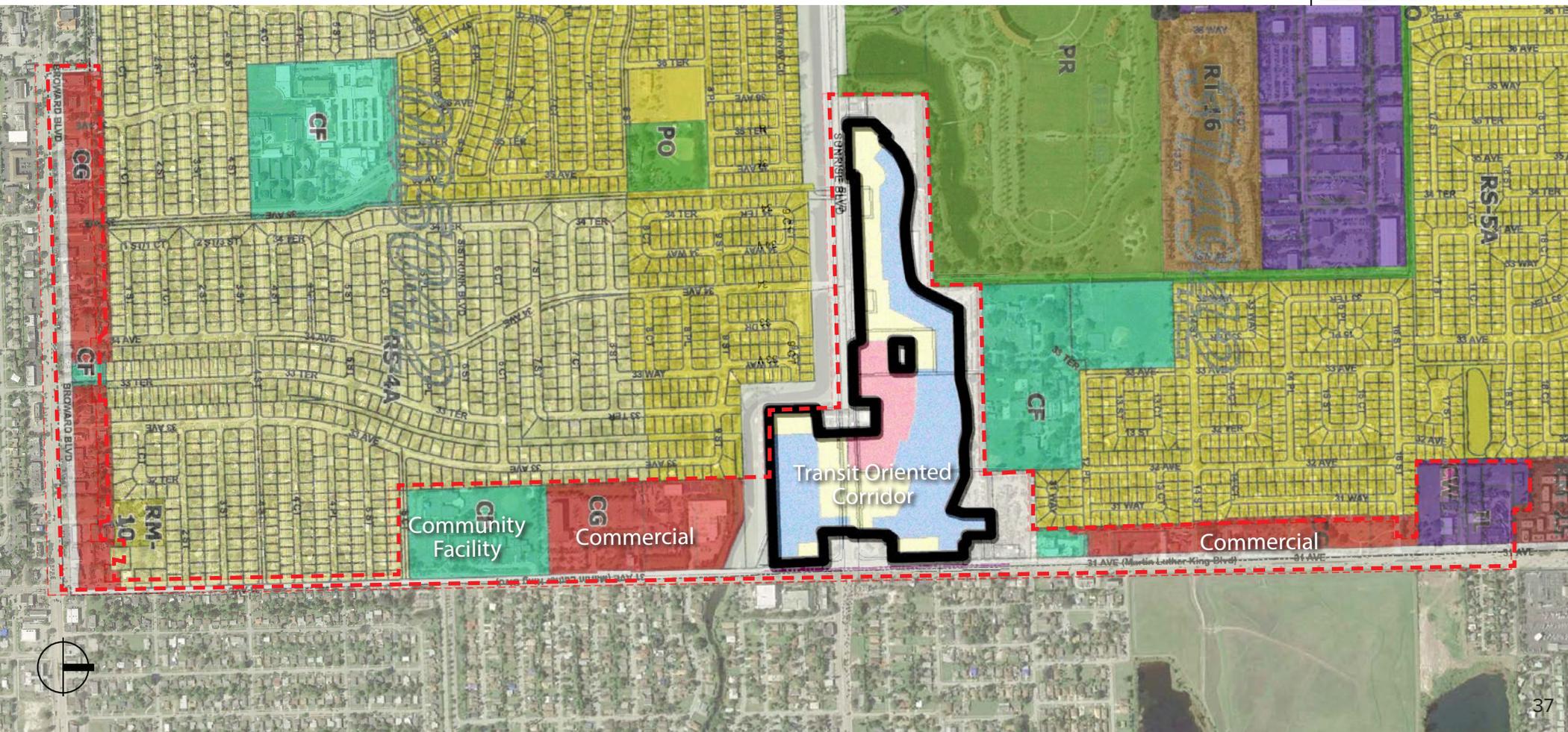
The transition between transect parcels and the perimeter can be abrupt if not thoughtfully planned for.

Legend

- TZone Boundary
- OverlayConnections

TZones

- CIVIC
- T4
- T5
- T6
- City Boundary



CIRCULATION - VEHICULAR & PEDESTRIAN

OPPORTUNITY

Opportunity to improve connectivity for pedestrians within and throughout the CRA district.

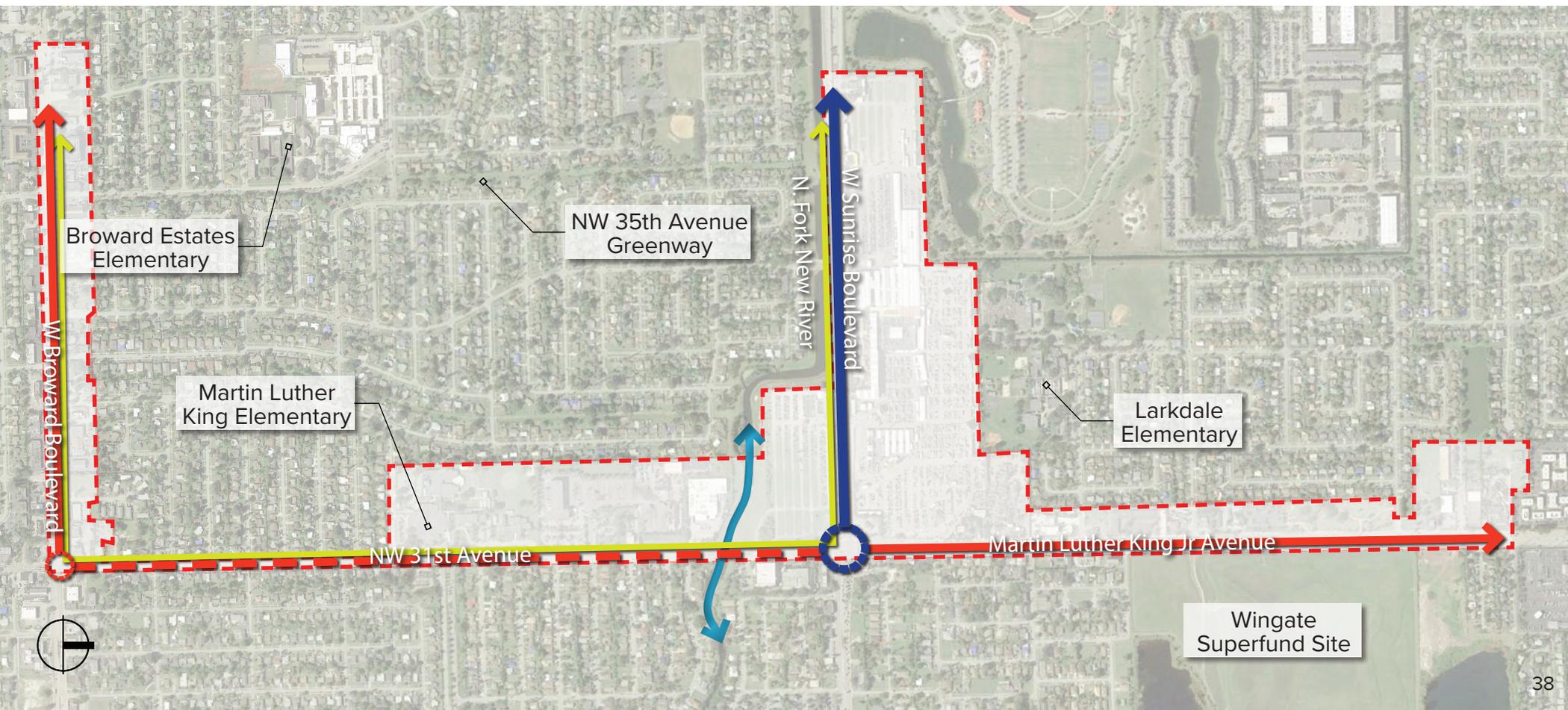
CONSTRAINT

Heavy traffic conditions on Sunrise require thoughtful design considerations and planning to improve circulation and provide a safe environment for pedestrians.

LEGEND

- PRIMARY VEHICULAR ROADWAY (60,000+ AADT)
- SECONDARY VEHICULAR ROADWAY (40,000-60,000 AADT)
- TERTIARY VEHICULAR ROADWAY (20,000-40,000 AADT)
- PEDESTRIAN WAY
- CANAL (N. FORK NEW RIVER)
- MAJOR SITE INTERSECTIONS

NOTE: ROUTES PER FDOT ANNUAL AVERAGE DAILY TRAFFIC AND CITY OF LAUDERHILL TRANSPORTATION ELEMENT MAP



CIRCULATION - BUS & BICYCLE

OPPORTUNITY

Opportunity to reduce bus connection gaps and consider transit alternatives.

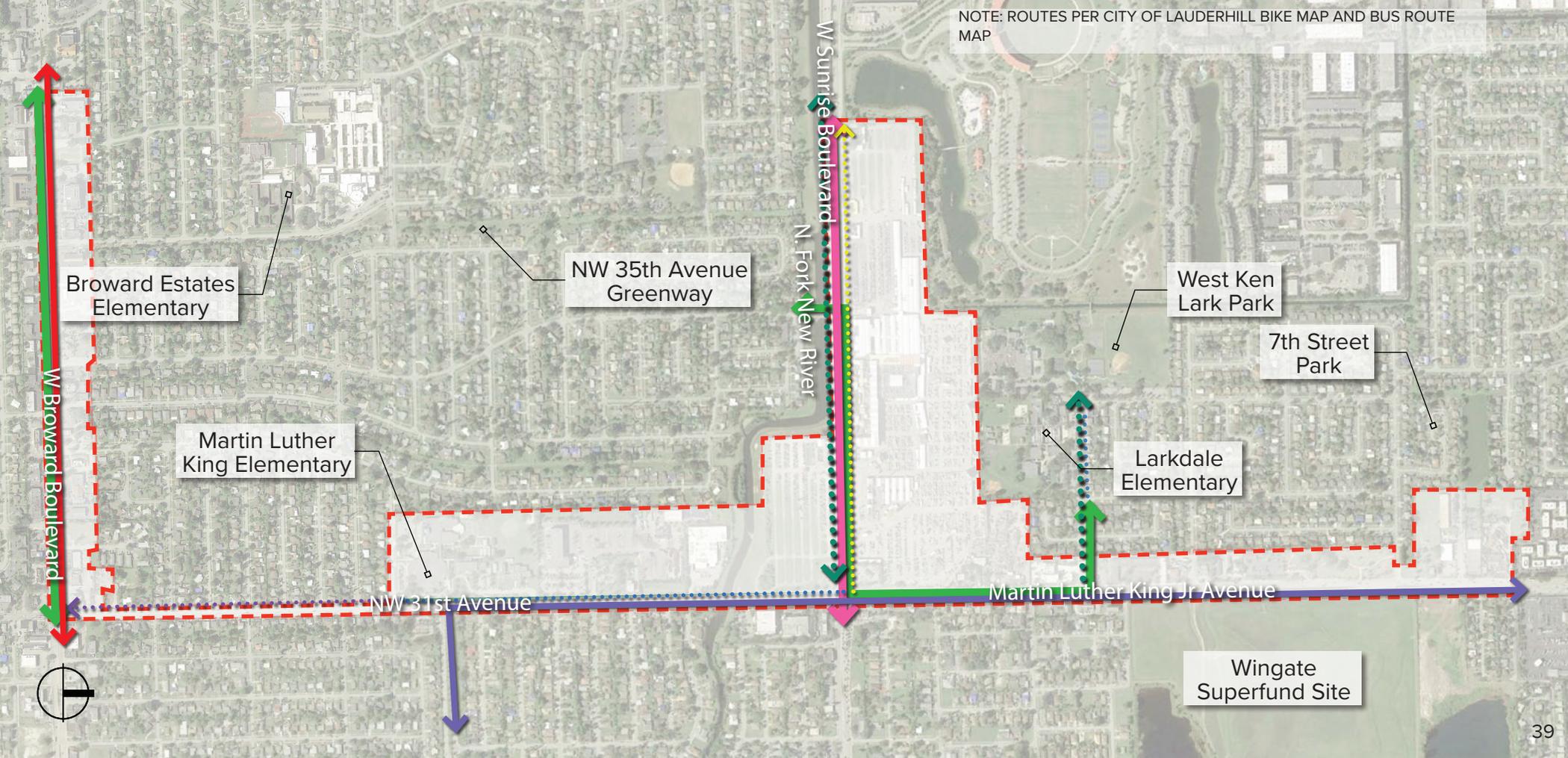
CONSTRAINT

Current right-of-ways limit feasibility for safe bike ways.

LEGEND

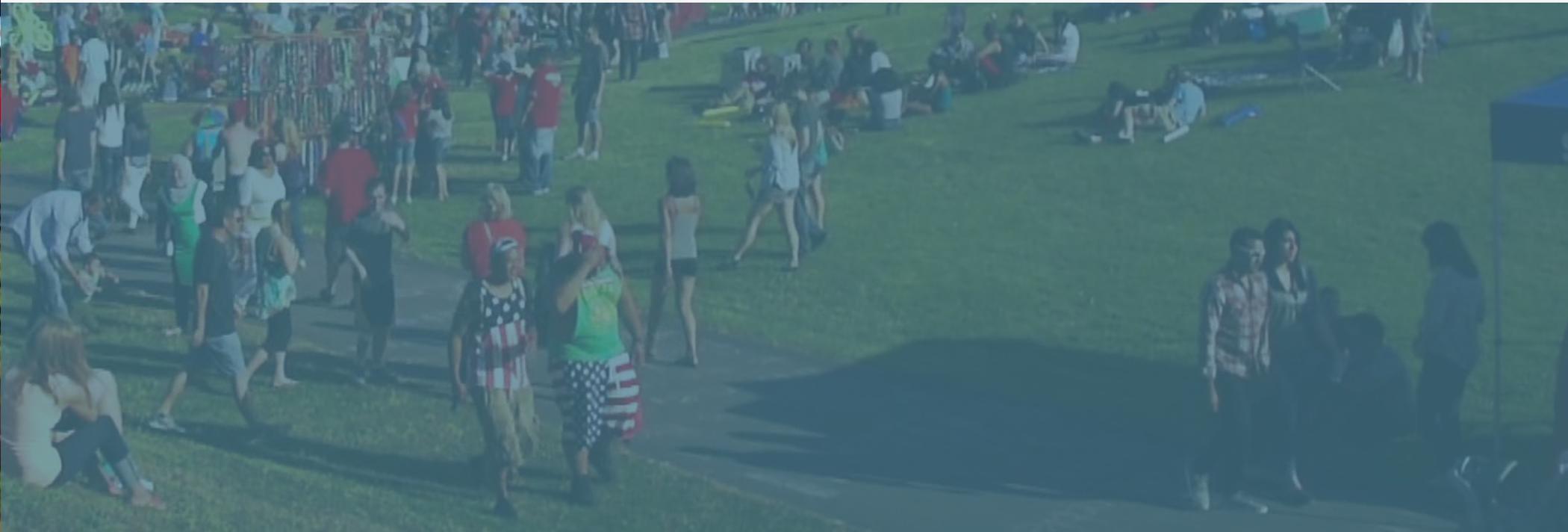
- 3' UNDESIGNATED BIKE LANE
- PROPOSED DESIGNATED BIKE LANE
- WIDE CURB LANE
- BICYCLEWAY
- COMMUNITY BUS ROUTE
- BCT BUS ROUTE NO. 22
- BCT BUS ROUTE NO. 36
- BCT BUS ROUTE NO. 40

NOTE: ROUTES PER CITY OF LAUDERHILL BIKE MAP AND BUS ROUTE MAP





CASE STUDIES



WATERFRONT BOTANICAL GARDENS

LOUISVILLE, KY

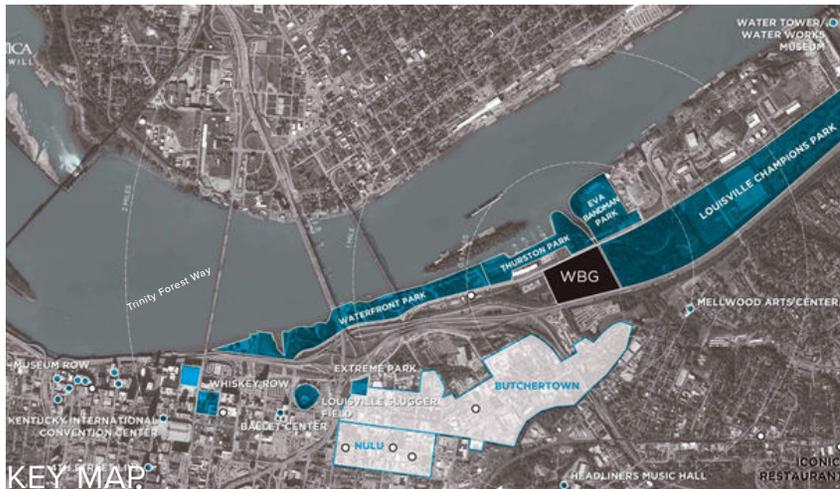
Formally a residentially area, this area called “The Point” flooded often during the late 1800’s and early 1900’s. The devastation to the area by the 1937 flood was so profound that the City decided to turn part of the area into a city dump for building refuse from flood damaged homes. The 300 and 400 blocks of Ohio Street, bounded by Irvine and Lloyd Streets, became the Ohio Street Dump.

In 1953, the Ohio Street Dump was expanded, as the demand for garbage disposal increased. When I-71 was completed in the late 1960s, it passed by the dump, rendering it the gateway to the city. Preparations began for the closing the Ohio Street site. Dirt and rock fill were added to seal the surface of the landfill.



In 1973, with the opening of the Edith Avenue Landfill, the Ohio Street Dump closed. An eight-year, multi-step closing plan was initiated, meeting public health requirements and stringent EPA rules for filling and stabilizing the site. At that time, the site was a designated Superfund site; however, as of November, 2010 it no longer appears on the National Priorities List.

In 2009, it was selected as the location for Waterfront Botanical Gardens. A full Environmental Assessment was completed in 2013. The Master Plan for the Gardens was completed in 2014.



GAS WORKS PARK

SEATTLE, WA

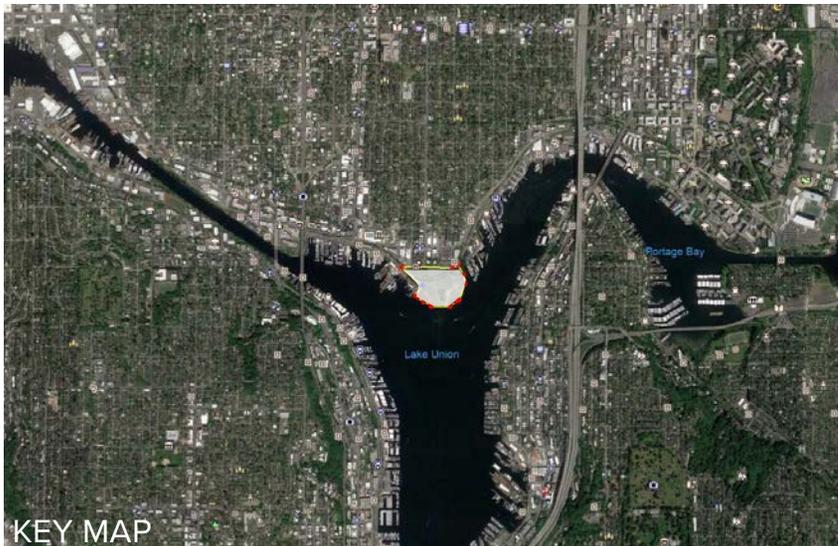
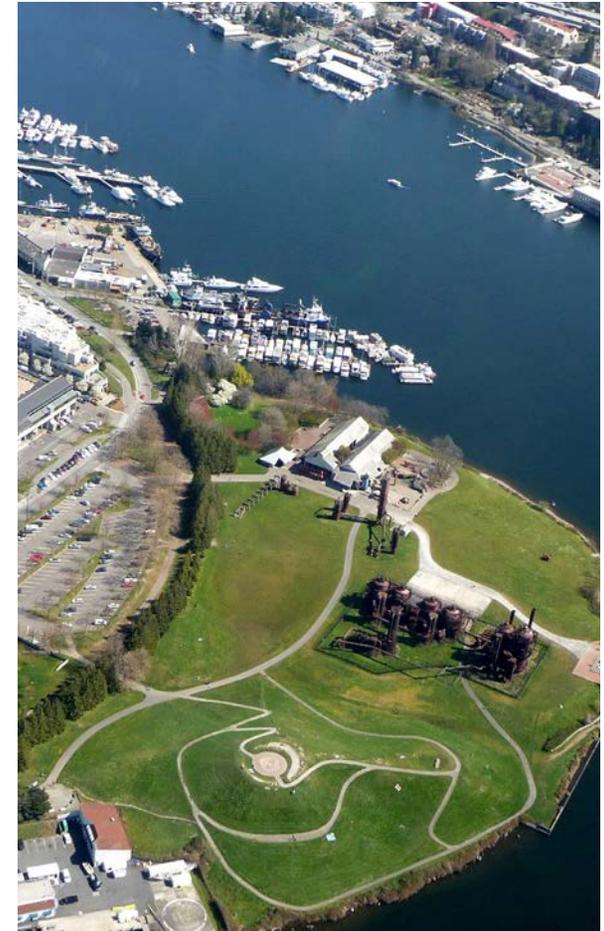
Though gas production ceased in 1956, the buildings and manufacturing structures were still intact in 1962 when the City of Seattle began purchasing the abandoned gas works. After an intense public appeal to convince the public of the value of the plant, the 1971 master plan for an industrial preservation park was unanimously approved by the Park Board. The proposal centered on recycling the buildings, production structures, machinery, and even the grounds themselves. Through bio-phyto-remediation techniques, the soil and water would be “cleaned and greened”.



The park site consists of 20.5 acres of land projecting 400 feet into Lake Union with 1,900 feet of shoreline.

Part of the master plan, known as the “Great Mound”, hill was molded out of thousands of cubic yards of rubble from building foundations covered with fresh topsoil.

Soil has been bioremediated with 18” of sewage sludge and sawdust. This process has decontaminated the soil and allowed for the growth of field grass which makes possible constant, hard use with low maintenance.

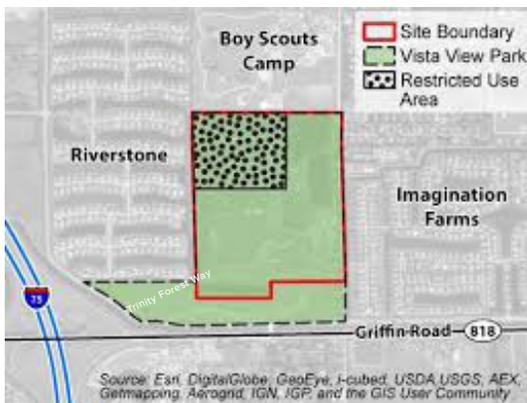


VISTA VIEW PARK

DAVIE, FL

By the time Vista View Park opened to the public on July 12, 2003, the site had already served as the county's landfill in Davie for more than two decades (1964-1987), culminating in a cleanup overseen by the Environmental Protection Agency (EPA) that led to the site's removal from the agency's National Priorities List in 2006. (The EPA continues to monitor the site to ensure that it remains safe for public access.) The final transformation into a park was made possible with initial funding from the Broward County Office of Integrated Waste Management, supplemented by money from the 2000 Safe Parks and Land Preservation Bond Referendum.

In 2002, approximately 60 additional acres were acquired with \$12.8 million, half of which came from a Florida Communities Trust grant and the other half from the 2000 bond program. The park then embarked on a nearly \$7.2 million expansion, bringing the site to its current size of approximately 271.5 acres.



KEY MAP

TRINITY FOREST

DALLAS, TX

The Trinity River Project is a public works project undertaken in the 2000s in the city of Dallas, Texas, United States. Its goal is to redevelop the Trinity River. The project aims to turn the river's path into a collection of sports fields, trails, nature centers, and recreational opportunities. The 400-acre Trinity Forest golf course and the horse park were located on the east part of the Trinity Forest area near Pemberton Hill Road and Great Trinity Forest Way. There was a toxic dump zone on the horse park area, and in order to change this area to a park, 2000 to 3000 cubic yards of contaminated soil needs to be removed. On the south side of Trinity Forest Way, a new golf course has been built.



MARKET PARK

SAN JOSE, CA

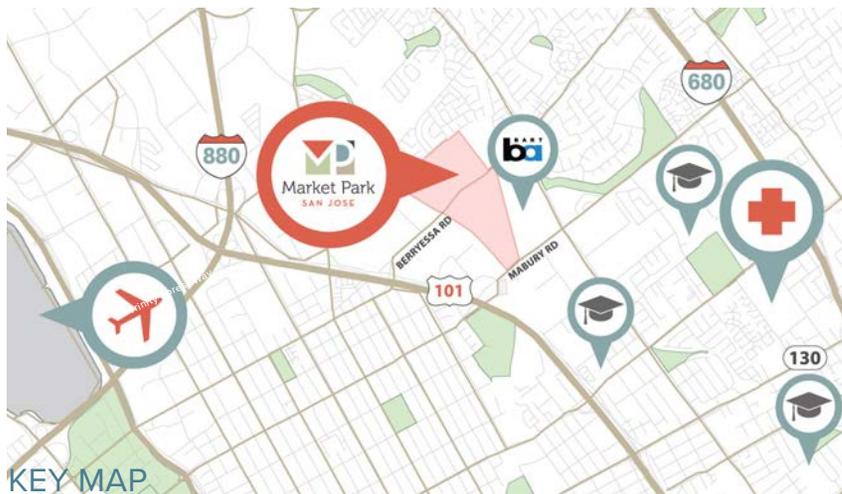
Project features:

- 449 townhomes and single-family residences;
- 100,000 sf of supermarket-anchored retail space;
- Two city parks totaling approximately seven acres;
- South Village—a separate mixed use project to include an additional 1,818 residential units, up to two million sf of office space, more than 40,000 sf of retail space and 7,000 parking spots;
- Western National Group’s project will bring the total number of housing units at Market Park San Jose to more than 1,000

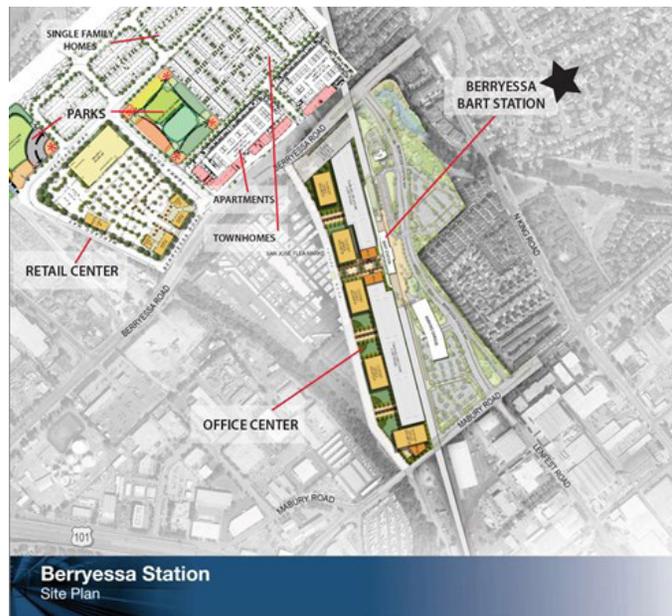


Developer San Jose Flea Market will direct \$5 million from sale proceeds to the City of San Jose Department of Parks, Recreation and Neighborhood Services to help pay for the two city parks, plus an additional \$6 million for utility infrastructure improvements.

“The Market Park community is destined to become one of San Jose’s signature mixed-use developments,” Ralph Borelli, chairman of Borelli Investment Co., in prepared remarks. “With affordable housing, retail and restaurants, future office space, neighborhood parks, lush greenbelts and the Coyote Creek trail bisecting the community, this will be a uniquely welcoming and reinvigorating place to live.”



KEY MAP



Berryessa Station Site Plan



SITE PLAN

Excerpts from:

TRANSIT-ORIENTED DISPLACEMENT? THE SAN JOSE FLEA MARKET AND THE OPPORTUNITY COSTS OF SMART GROWTH

<https://www.reimaginerpe.org/files/SanJoseFleaMarket-CR-Campion-Mo.pdf>

Public Markets

Public markets have existed as long as there have been cities. From the agora of Ancient Greece to Paris' Les Halles to New York's Union Square Greenmarket, markets have been important civic, social and commercial places within the urban landscape. After falling out of favor during the mid-twentieth century, public markets have recaptured the attention of planners, scholars and activists in recent years. Researchers like Alfonso Morales have written about the role that markets play within urban communities as community and economic development tools, as well as vibrant and vital places. Morales finds that **markets contribute to quality of life as "third places" –popular, inclusive gathering places** that are located outside of homes and workplaces (Morales 2009).

But markets have other, more tangible benefits as well. Markets provide opportunities for full-time self-employment or supplemental income for vendors, and low-cost consumer goods generate considerable consumer surpluses for low-income shoppers (Morales, Balkin and Persky 1995). From an urban design and development perspective, markets help to activate underutilized or vacant land or draw shoppers to struggling commercial districts. The Project for Public Spaces has found that public markets **often act like retail anchors by drawing shoppers not only to the market itself, but to surrounding businesses** as well (PPS 2003).

Markets also promote public health and food security by offering fresh, affordable produce in accessible locations (Morales 2009). Particularly in so-called food deserts, **public markets can be part of a quick, low-cost strategy to bring food security to underserved neighborhoods**. It can also encourage greater linkages within regional economies, especially between rural and urban areas (PPS 2002) and deepen linkages between formerly disinvested neighborhoods and marginalized populations with the formal economy (Morales, Balkin, and Persky 1995). Markets can generate substantial economic benefits, particularly for low-income, immigrant and minority entrepreneurs, who often lack access to traditional forms of

capital. Public markets **serve as business incubators** for new businesses, allow existing entrepreneurs to experiment with minimal risk, and become a vehicle for individual and family self-empowerment (Morales 2009). They are not merely tools for increasing economic activity in traditionally capital-poor communities; they can create opportunities for upward mobility and asset building (PPS 2002).

Public markets and street vending also provide opportunities for self-employment to workers who face limited employment options in formal labor markets. Valenzuela (2006) argues that self-employment and contingent work, which includes street vending, can best be explained through labor market disadvantage theory. Micro-entrepreneurship and self-employment in informal market activities are often responses to a general lack of opportunity caused by barriers to employment, including disability, ethno-racial or age discrimination, lack of human capital, or undocumented status. Self-employment often requires minimal resources and skills and has low barriers to entry. As a result, many workers, particularly in immigrant communities, **turn to self-employment in the face of unemployment**, underemployment or irregular, low-paying opportunities in the formal economy (Bates 1997, Ong and Miller 2002, Hum 2006). Employment options for immigrant workers, in particular, tend to be concentrated in specific sectors that are dominated by informal hiring networks (Hum 2006). Particularly within Asian immigrant communities, this concentration often leads to wage suppression and exploitation within ethnic labor markets. Workers in these markets have limited options for employment outside their ethnic communities due to poor English language skills and limited social networks (Zhou 1998, Chin 2003). As a result, many turn to self-employment as a survival strategy.

Displacement and Gentrification from New Retail Development

...Depending on the retail mix, new development projects can also create a sense of "retail exclusion," in which some populations feel uncomfortable or unwelcome in certain shopping environments. Freeman (2006) found that existing lower-income residents in gentrifying neighborhoods

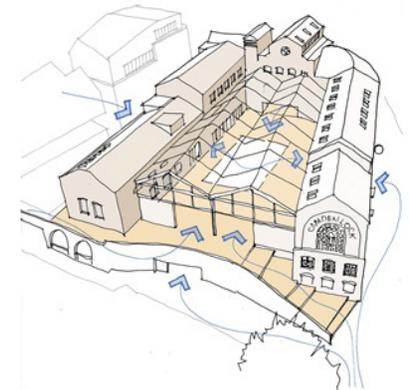
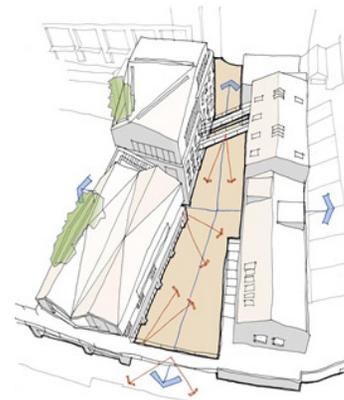
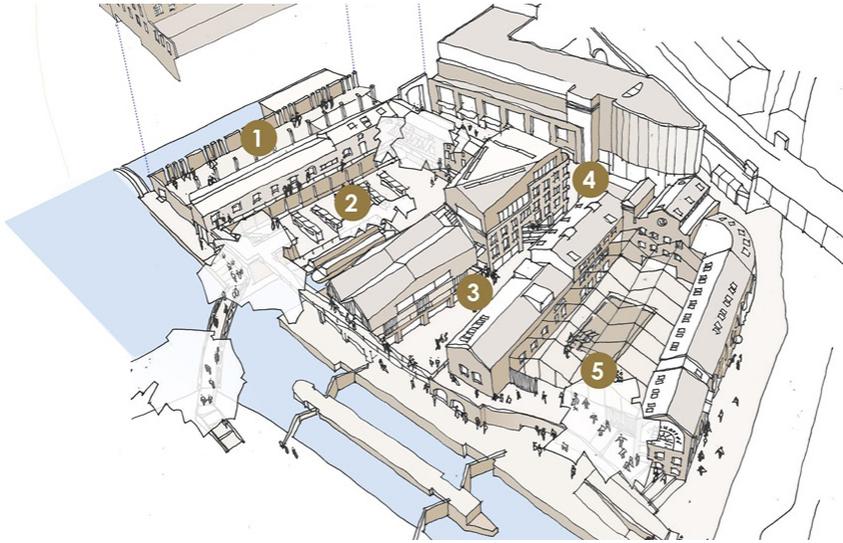
appreciated the arrival of **basic retail services like supermarkets and drug stores**, but felt marginalized by other retailers that targeted higher-income groups or shoppers from outside the neighborhood. In many cases, these shoppers will turn to informal markets to purchase major items. Even if they would have preferred to shop at a mainstream retailer, these consumers choose informal markets based on price, inaccessibility, or linguistic and cultural barriers (Williams and Windebank 2002)...

How Customers Use and Regard the Flea Market

...For many of the respondents we encountered, the value of the Flea Market experience was not only in low prices for goods and services, but also in the opportunity to have a "day out" in a setting that is not easy to find in the Bay Area. ...the Flea Market offers **a venue where people can bring their children, meet friends, get some fresh air and exercise, and partake in the entertainment or recreational amenities on offer**.

...In sum, while low prices are a consideration for Flea Market shoppers, many of them also value the market for functioning as a **unique, quasi-public space** that is not replicated in shopping centers or other destinations customers may find closer to home. While they may not visit the market with high frequency, they seem willing to spend longer amounts of time during each visit in order to take advantage of these non-purchasing amenities on offer.

CAMDEN MARKET, LONDON



QUINCY MARKET, BOSTON



Excerpts from:
BROWARDNEXT - 2017 BROWARD COUNTY LAND USE PLAN

Decreasing fuel consumption by 10% by 2020...

Furthering the integration of green infrastructure and natural systems into the urban environment to increase resilience to future climate change impacts.

Ensuring existing water resources are protected and remain available through conservation and sustainable management, especially improved surface water storage, redistribution and aquifer recharge.

STRATEGY TR-2: Support incentives to remove blight within Community Redevelopment Areas (CRA's) and similar areas.

Implementation strategies include:

- Broward County is committed to continuing and expanding its current “Broward Redevelopment Program” (BRP) program to offer resources to CRA’s, or similar blighted areas, with a focus on high quality, viable, projects which will **provide jobs**, enhance support infrastructure to attract redevelopment and/or result in affordable housing stock.
- Priority for BRP program funding will be given to projects which demonstrate furtherance of one or more of the County’s “Highlighted Regional Issues and Strategies,” including targeted redevelopment, multi-modal transportation, affordable housing, **climate resiliency**, natural resource protection and enhancement, and disaster prevention.
- Accommodating Complete Streets features and technology into County-maintained roadways where practical, context sensitive, and financially feasible, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.
- Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;
- Support residential affordable housing bonus densities within and along major transportation corridors, stations, and redevelopment areas.
- Support and encourage municipalities to **provide farm-to-table opportunities** throughout Broward County.
- Permit urban agriculture activities in all land use categories of the BCLUP, while also ensuring that protection and promotion of rural agriculture activities remain a priority

Excerpts from:
THE LONG RANGE TRANSPORTATION PLAN FOR BROWARD COUNTY (BROWARD MPO)

WHAT WILL THE PLAN ACHIEVE

A plan, by its very definition, requires setting achievable goals and objectives. Our intent is to provide ones that are easily understood, tied to our overall vision and complement the goals of our planning partners.

Move People

- Maintain infrastructure
- Achieve Level of Service (LOS) standards
- Improve accessibility for all users of the system
- Shorten project delivery
- Maximize transit ridership

Create Jobs

- Reduce travel time to economic centers
- Promote new development
- Minimize the cost of travel
- Maximize private investment

Strengthen Communities

- Ensure benefits and costs are equitable
- Reduce accidents, injuries and fatalities
- Promote redevelopment
- Ensure projects consider aesthetic improvements
- Provide options for non-motorized travel
- Promote environmental sensitivity

Federally defined as Regionally Significant Projects

Project: SR 838/Sunrise Blvd

Description: Upgrades to support **enhanced bus service**

Location: Sawgrass Mills to A1A

Time Period: 2015-2030



PRELIMINARY CRA PLANNING & DESIGN

LANDUSE PLAN DEVELOPMENT

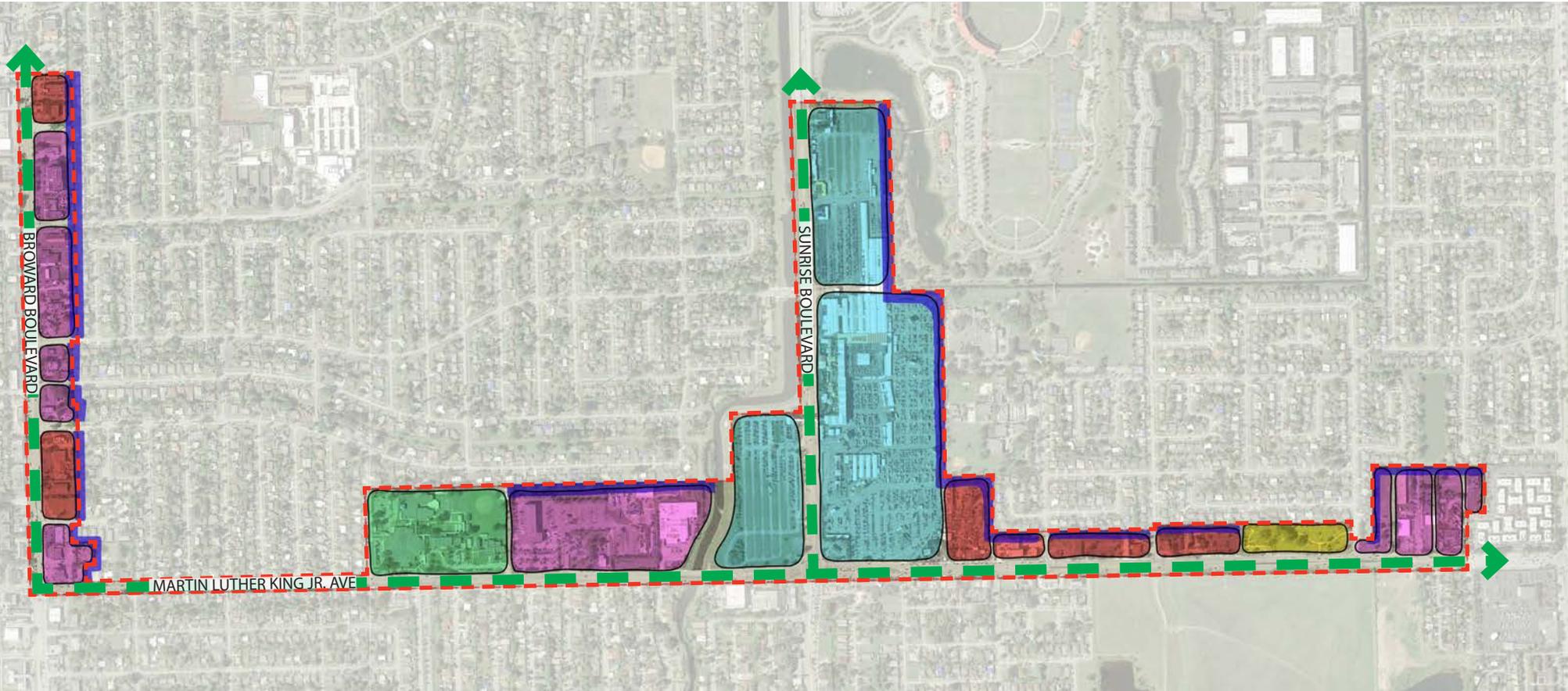


LEGEND

— FOCUS AREA



PROPOSED CRA LANDUSE PLAN



LEGEND

- TRANSIT ORIENTED DEVELOPMENT
- COMMERCIAL/MIXED USE
- COMMERCIAL/RETAIL
- EDUCATION/COMMUNITY FACILITY
- PUBLIC PARK

- RESIDENTIAL LANDSCAPE BUFFER
- FOCUS AREA
- STREETSCAPE ENHANCEMENTS



CRA LANDUSE ZONING CODE DEFINITIONS CRA REDEVELOPMENT PLAN

(Code definitions found in City of Lauderdale Land Development Regulations: Article III unless stated otherwise)

1. COMMERCIAL/MIXED USE (p. 55)

Sec. 3.8. - Mixed use zoning districts (Reserved).

(Ord. No. 020-10-170, § 8, 11-25-02)

City of Fort Lauderdale Mixed use development code standards:

F.3: Business uses permitted in a mixed use are as follows:

- i. Commercial recreation:
 - a. Indoor motion picture theater, less than 5 screens
- ii. Food and beverage service:

<ol style="list-style-type: none"> a. Bakery store b. Bar, cocktail lounge, nightclub c. Cafeteria d. Candy, nuts store e. Delicatessen f. Food and beverage g. Fruit and produce store h. Grocery/food store i. Ice cream/yogurt store j. Liquor store k. Meat and poultry store l. Restaurant m. Seafood store n. Supermarket 	<ol style="list-style-type: none"> y. Jewelry store z. Linen, bath, bedding store aa. Luggage, handbags store ab. Music, musical instrument ac. Newspaper, magazine ad. Optical store ae. Paint, wallpaper store af. Party supply store ag. Petstore ah. Pharmacy ai. Shoe store aj. Sporting goods store ak. Tapes, music, video store
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- iii. Retail Sales:
 - a. Antiques store
 - b. Apparel/clothing, accessories
 - c. Arts & crafts supplies store
 - d. Art galleries, art studio
 - e. Bait and tackle store
 - f. Bicycle shop
 - g. Book store
 - h. Camera, photographic supplies
 - i. Card and stationary store
 - j. Cigar, tobacco store
 - k. Computer/software store
 - l. Consignment, thrift store
 - m. Cosmetic, sundries store
 - n. Department store
 - o. Fabric, needlework, yarn shop
 - p. Flooring store
 - q. Florist
 - r. Furniture store
 - s. Gifts, novelties, souvenirs
 - t. Glassware, china, pottery store
 - u. Hardware store
 - v. Hobby items, toys, game store
 - w. Holiday merchandise
 - x. Household appliance store
- iv. Services/office facilities:
 - a. Film processing store
 - b. Copy center
 - c. Formal wear, rental
 - d. Hair salon
 - e. Health and fitness center
 - f. Instruction: fine arts, sports and recreation, dance, music, theater
 - g. Interior decorator
 - h. Mail, postage, fax service
 - i. Massage therapist
 - j. Medical clinic
 - k. Nail Salon
 - l. Photographic studio
 - m. Professional office
 - n. Shoe repair, shoe shine
 - o. Tailor, dressmaking store, direct to customer
 - p. Tanning salon
 - q. Watch and jewelry repair

RAC: DOWNTOWN REGIONAL ACTIVITY CENTER

RAC:

- a. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged.
- b. RAC-AS Arts and Sciences District is the city's downtown arts and sciences cultural district. It is located in those areas where cultural, civic entertainment, institutional, and other complementary high-activity land uses draw patrons from the surrounding region.
- c. RAC-UV Urban Village District is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area will encourage housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service and arts activity on the main street where pedestrians are encouraged.
- d. RAC-RPO Residential and Professional Office District is intended to promote the preservation and enhancement of existing low-density residential neighborhoods while providing for the continued development of neighborhood-servicing commercial landuses.
- e. RAC-TMU Transitional Mixed-use District is intended to provide three transition areas between the high intensity RAC-CC, district and the lower intensity residential neighborhoods which abut the RAC.

RAC-MU:

- The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located in the community.
 - i. Affordable housing development: Housing subsidized by the federal or state government, or any housing development in which at least 20% of the housing units are affordable dwelling units.

2. COMMERCIAL/RETAIL (p. 56)

CN: NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

b. Permitted principal uses and structures:

1. Retail display, storage, rental, sales and limited repair services:
 - Convenience store
 - Delicatessen store
 - Drug store
 - Florist
 - Fruit and vegetable market
 - Gift store
 - Hardware
 - Hobby supply
 - Newsstand
 - Small appliance sales and repairs
2. Provision of personal services such as:
 - Alterations

- Barber and beauty shops
 - Bars, juice but not alcohol
 - Dry cleaning
 - Financial institutions, no drive-in facilities
 - Laundromats (self-service)
 - Restaurants, sit down and takeout but no drive-through
3. Business and professional offices that provide services such as:
 - Accounting and financial services
 - Outpatient medical and dental services
 - Travel agencies
 4. Schools, pre-school, nursery, childcare, and elderly care

3. EDUCATION/COMMUNITY FACILITY (p. 57)

CF: COMMUNITY FACILITY ZONING DISTRICT

b. Permitted principal uses and structures:

1. Animal Hospital
2. Athletic courts
3. Athletic fields
4. Birthing center
5. Community gardens subject to standards in Land development regulation, article 3, part 5.
6. Fire rescue & police facilities
7. Government administration offices excluding court-houses
8. House of religious worship
9. Library
10. Live entertainment (indoors)
11. Museum
12. Open spaces
13. Parking facilities
14. Pathways

CRA LANDUSE ZONING CODE DEFINITIONS CRA REDEVELOPMENT PLAN

(Code definitions found in City of Lauderhill Land Development Regulations: Article III unless stated otherwise)

4. LANDSCAPE BUFFER (p. 58)

SEC. 6.4 SPECIAL TREATMENTS BETWEEN ZONING DISTRICTS

6.4.1. Perimeter landscaping relating to abutting properties, and buffers between residential and non-residential property.

- a. All districts except in residential single-family districts, when all other areas are not exposed to adjacent public rights-of-way, shall be required to have a landscaped strip at least 5 feet in depth, to include 1 tree for each 45 linear feet. The planting area shall be at least 25 square feet with a dimension of at least 5 feet. In addition, a continuous hedge of at least 30 inches in height at the time of installation shall be placed along such perimeter landscaped strip. The remainder of the required landscape area shall be landscaped with grass, ground cover, or other landscape treatment, excluding pavement.
- b. In commercial and industrial districts, there shall also be a requirement that when the perimeter property line is adjacent to a residential district, or separated from a residential district by a street, alley, canal, or other open space, that any plot or parcel in such nonresidential district shall be buffered from said residential district by an 8 feet high masonry wall with a landscaped strip on both the inside and outside of the wall. The remainder of the required landscaping, for these landscaped strips, shall be described in paragraph 6.4.1.a. (Above), except for depth of yard and landscaping strips under conditions contained in paragraph 6.4.1.c. Also, along the landscaped strip on the exterior of the wall, the hedge shall be 36 inches in height at the time of installation. Maintenance shall be the responsibility of the property owner on both sides of the wall.

5. PUBLIC PARK (p. 59)

PO: OPEN SPACE PARK ZONING DISTRICT

- b. Permitted principal uses and structures:
 1. Open space, such as open fields, green spaces, water bodies and water management tracts within developments and pathways, such as boardwalks, sidewalks, bicycles paths, greenways, exercise and jogging paths, pedestrian bridges, and interpretive trails (open or covered)
 2. Boat ramps and docks for maintenance
 3. Essential utilities and services
- c. Accessory uses and structures: see City of Lauderhill Land Development Regulations - Article III - Sec. 3.5.1.C.

6. STREETSCAPE (p. 60)

SEC. 5.2 STREETSCAPE PLANTING

Design Standards:

- The location of street trees should provide a strong buffer between vehicular traffic zones and pedestrian zones.
- Continuous street tree trenches should be encouraged throughout the city to provide soil area for roots to spread and water to penetrate.
 - » Trenches should be approximately 30 inches deep and 6 to 8 feet wide running continuously parallel to the curb. Street tree trenches promote a healthier tree canopy.

Design guidelines:

- A strong tree program should be created along primary and secondary roadways.
- Street trees should be at a consistent distance from each other and should be of the highest quality.
- Shade trees should be encouraged in order to create outdoor spaces that are habitable all year.

7. TRANSIT ORIENTED DEVELOPMENT (p. 61)

TRANSECT ZONES

T4: GENERAL URBAN

General character: Mix of townhouses & apartment buildings with scattered commercial activity; balance between landscape and buildings; presence of pedestrians

T5: URBAN CENTER

General character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within public right of way, substantial pedestrian activity

T6: URBAN CORE

General character: Medium to high-density mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming a continuous streetwall, trees in public right of way, highest pedestrian presence

COMMERCIAL MIXED-USE

CONCEPT IMAGERY



COMMERCIAL/RETAIL

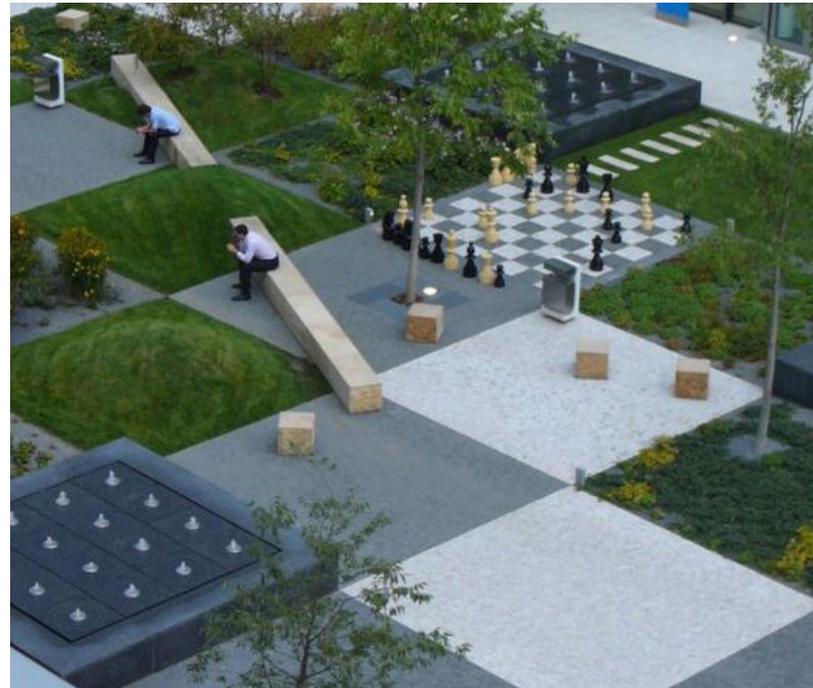
CONCEPT IMAGERY



EDUCATION/COMMUNITY FACILITY

CRA REDEVELOPMENT PLAN

CONCEPT IMAGERY



LANDSCAPE BUFFER

CONCEPT IMAGERY



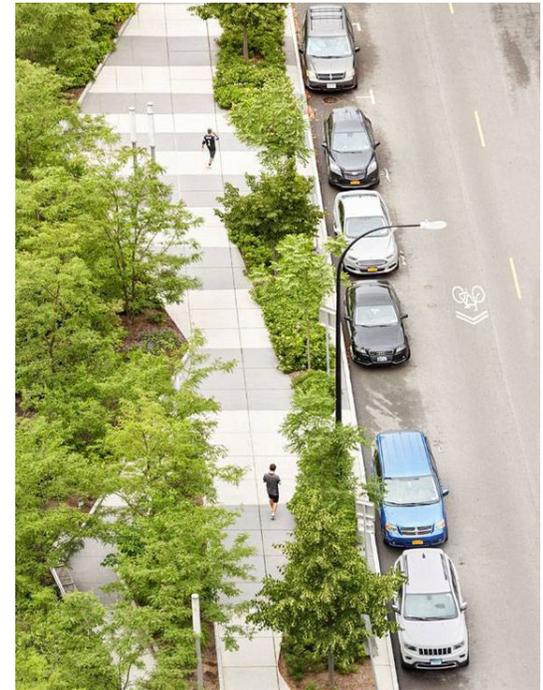
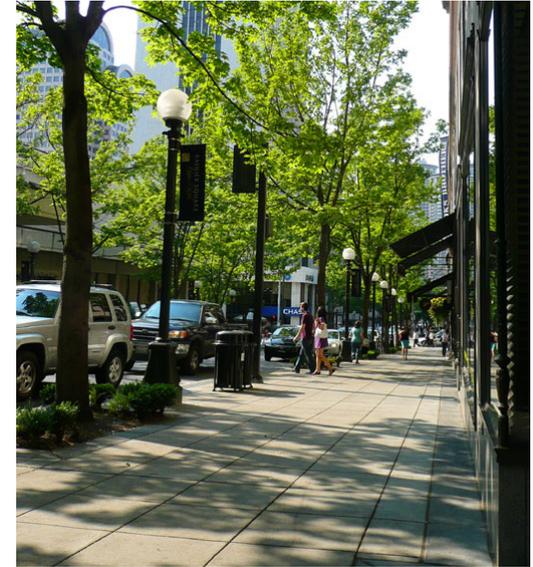
PUBLIC PARK

CONCEPT IMAGERY



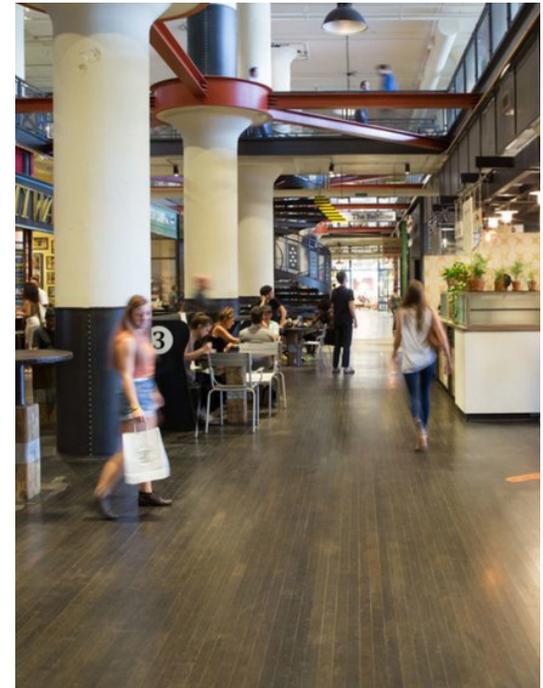
STREETSCAPE

CONCEPT IMAGERY



TRANSIT ORIENTED DEVELOPMENT

CONCEPT IMAGERY





FINAL CRA DEVELOPMENT PLAN

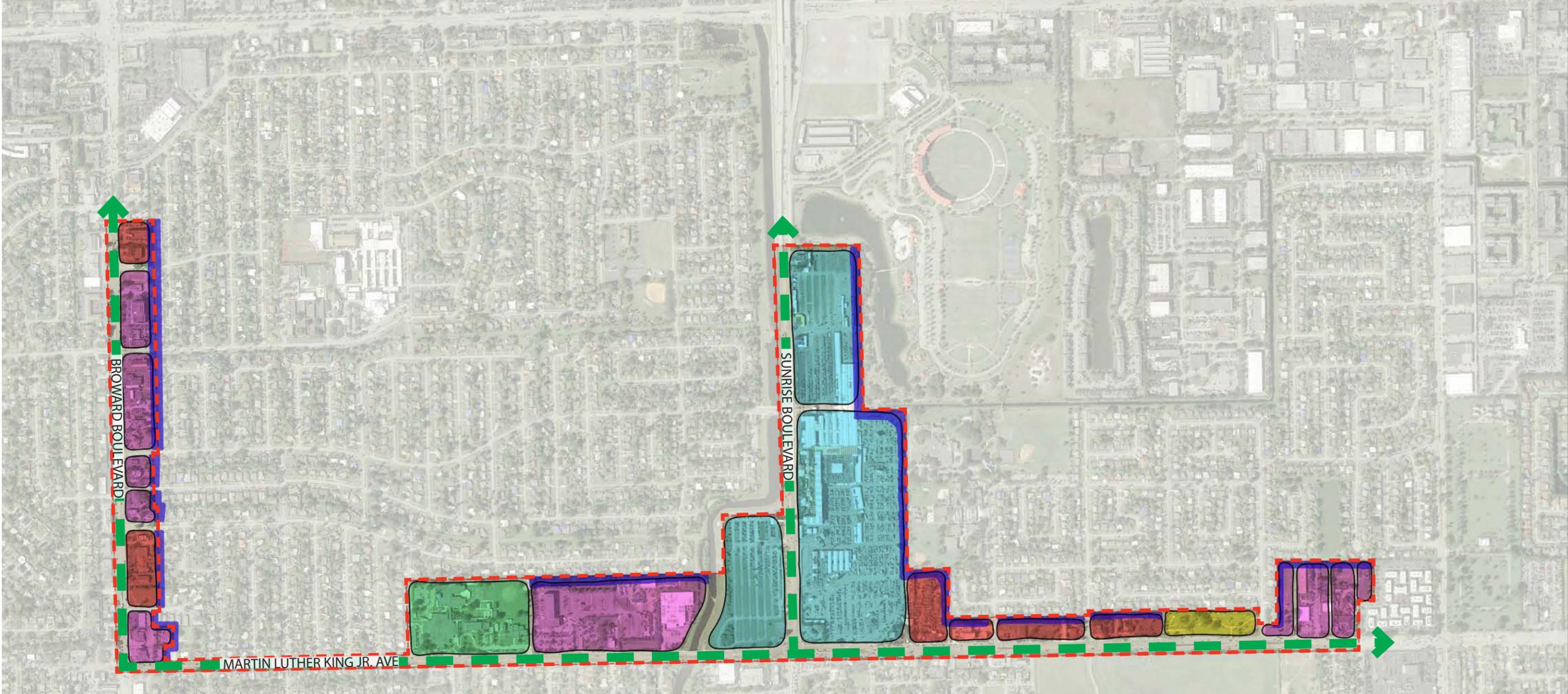
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CRA BOUNDARY

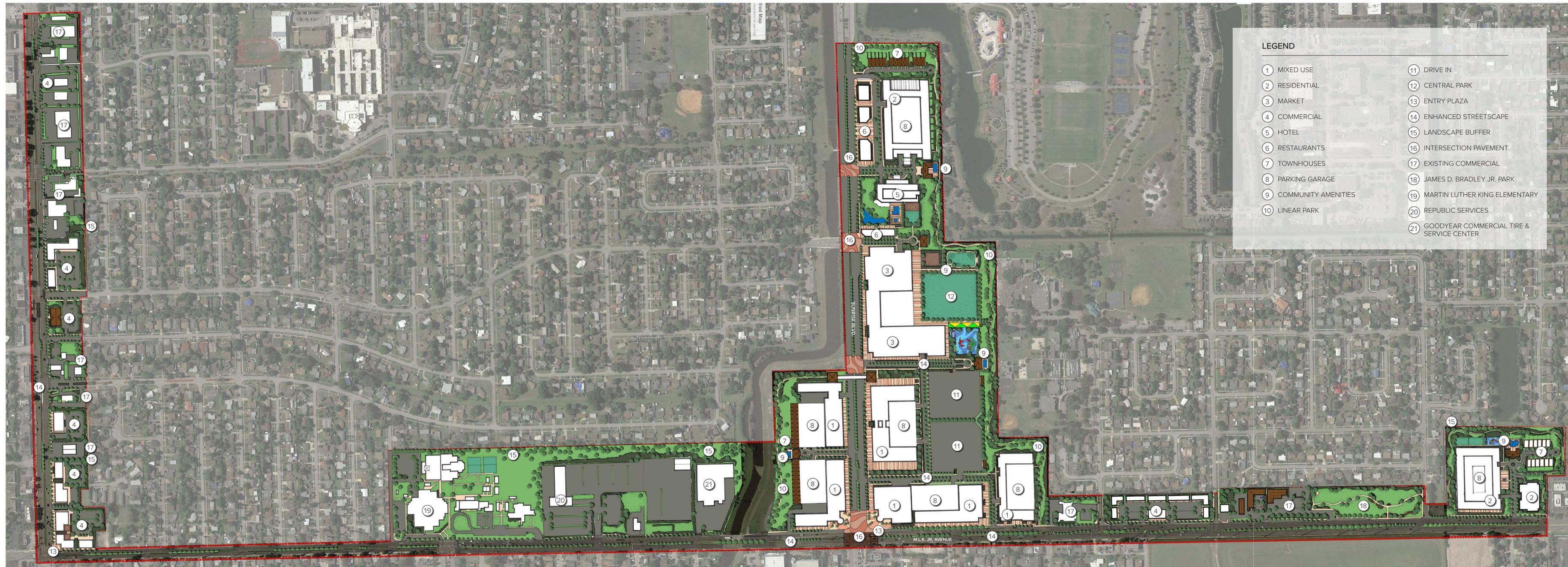


PROPOSED LANDUSE PLAN



- LEGEND
- TRANSIT ORIENTED DEVELOPMENT
 - COMMERCIAL/MIXED USE
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- STREETScape ENHANCEMENTS



LEGEND

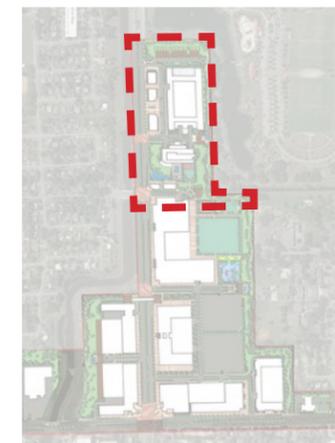
① MIXED USE	⑪ DRIVE IN
② RESIDENTIAL	⑫ CENTRAL PARK
③ MARKET	⑬ ENTRY PLAZA
④ COMMERCIAL	⑭ ENHANCED STREETSCAPE
⑤ HOTEL	⑮ LANDSCAPE BUFFER
⑥ RESTAURANTS	⑯ INTERSECTION PAVEMENT
⑦ TOWNHOUSES	⑰ EXISTING COMMERCIAL
⑧ PARKING GARAGE	⑱ JAMES D. BRADLEY JR. PARK
⑨ COMMUNITY AMENITIES	⑲ MARTIN LUTHER KING ELEMENTARY
⑩ LINEAR PARK	⑳ REPUBLIC SERVICES
	㉑ GOODYEAR COMMERCIAL TIRE & SERVICE CENTER

ENLARGEMENT 1



LEGEND

- ① RESIDENTIAL
- ② HOTEL
- ③ RESTAURANTS
- ④ TOWNHOUSES
- ⑤ COMMUNITY AMENITIES
- ⑥ LINEAR PARK
- ⑦ PARKING GARAGE
- ⑧ PAVEMENT TREATMENT
- ⑨ ENHANCED STREETSCAPE
- ⑩ PLAZA
- ⑪ EVENT SPACE
- ⑫ DROP OFF
- ⑬ POND
- ⑭ AMENITY DECK
- ⑮ LANDSCAPE BUFFER
- ⑯ DOG PARK
- ↔ PARKING ENTRANCE



SCALE: 1" = 200'



ENLARGEMENT 2



LEGEND

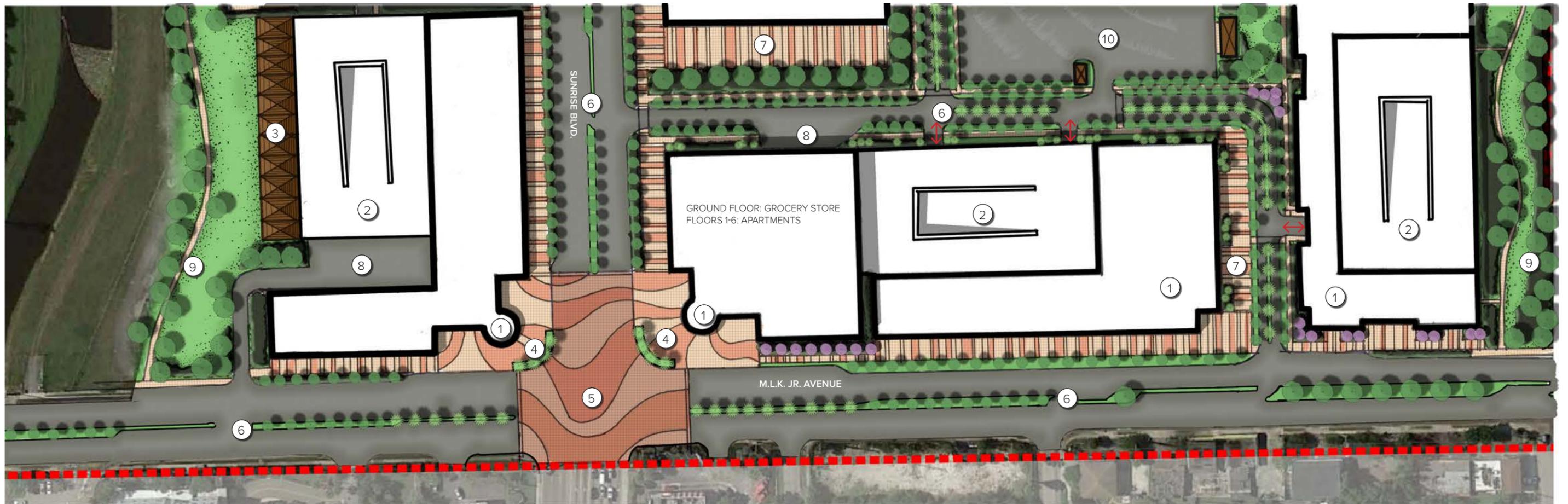
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|---------------------|------------------------|
| ① MARKET | ⑪ EVENT SPACE |
| ② MIXED USE | ⑫ DOG PARK |
| ③ PARKING GARAGE | ⑬ LINEAR PARK |
| ④ DRIVE IN | ⑭ POOL |
| ⑤ AMENITY DECK | ⑮ PEDESTRIAN BRIDGE |
| ⑥ COMMUNITY AMENITY | ⑯ PAVEMENT TREATMENT |
| ⑦ PLAYGROUND | ⑰ ENHANCED STREETSCAPE |
| ⑧ SHADE SAILS | ⑱ TOWNHOUSE |
| ⑨ CENTRAL PARK | ⑲ LANDSCAPE BUFFER |
| ⑩ PLAZA | ⑳ BOH |
| | ㉑ RESTAURANT |
| | ↔ PARKING ENTRANCE |



SCALE: 1" = 200'

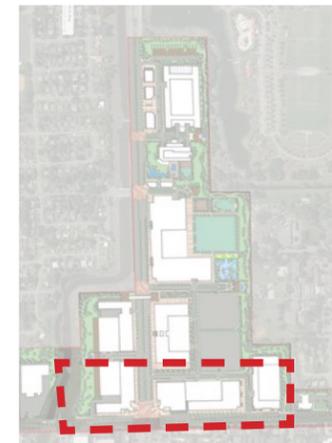


ENLARGEMENT 3

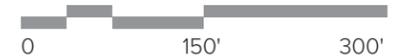


LEGEND

- ① MIXED USE ↔ PARKING ENTRANCES
- ② PARKING GARAGE
- ③ TOWNHOUSE
- ④ ENTRY PLAZA
- ⑤ PAVING TREATMENT
- ⑥ ENHANCED STREETSCAPE
- ⑦ PLAZA
- ⑧ BOH
- ⑨ LINEAR PARK
- ⑩ DRIVE IN



SCALE: 1" = 150'



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3





PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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