



# CONCEPT PLAN

## 1 Corridors

- Capitalize on the redevelopment opportunity presented by transit
- Pursue streetscape improvements along Oakland Park Boulevard
- Pursue streetscape improvements along State Road 7 and NW 31st Avenue, and coordinate with the City of Oakland Park
- Establish appropriate architectural and urban design standards to ensure desired redevelopments
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements
- Continue the Commercial Facade Improvement Program
- Identify and partner with business owners and/or investors that support the redevelopment efforts of the corridor
- Accentuate significant intersections with gateway treatment and directional signage
- Provide adequate buffering between commercial and residential uses
- Capitalize on the diverse population and create multi-cultural regional shopping centers with investments in retail, dining and entertainment growth.

### 1a Primary Corridors:

State Road 7 and W. Oakland Park Boulevard

### 1b Secondary Corridors:

NW 31st Avenue

### 1c Special Projects:

NW 31st Avenue Realignment

### 1d

Tarragon Site Redevelopment

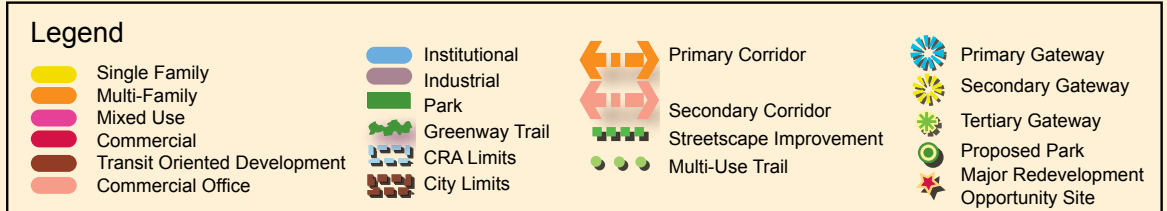
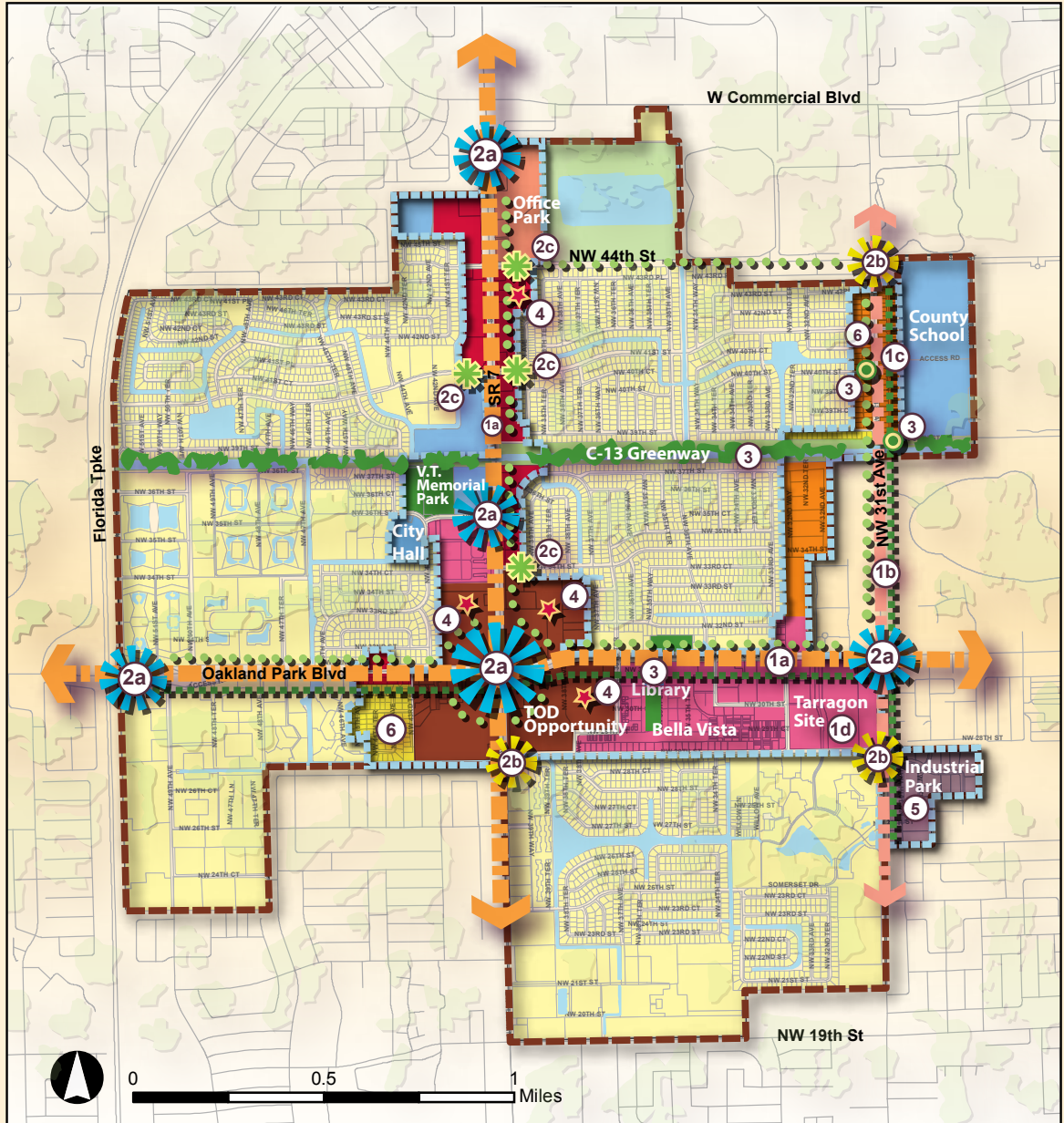
## 2 Gateways

- Develop Special features for gateways, such as directional signage, landscaping, neighborhood identification markers (if applicable), lighting, and pedestrian amenities
- Prioritize construction of gateway improvements in conjunction with other planned improvements
- Ensure a coherent design for all the proposed gateways within an integrated landscaping, urban design and unified signage theme.

### 2a Primary Gateway 2b Secondary Gateway 2c Tertiary Gateway

## 3 Community Amenities

- Further enhance and extend the C-13 Greenway to serve both recreation and commuting purpose and connects the key destinations and the neighborhoods
- Provide a trailhead park for the C-13 Greenway
- Pursue neighborhood pocket park infill opportunities
- Pursue improvements and expansion of the Vincent Torres Memorial Park
- Pursue joint use opportunities of the recreational facilities with schools
- Require public green space in major commercial redevelopment projects



## 4 Redevelopment Opportunities / Town Center Area

Lauderdale Marketplace, Lakes Mall, and Reef Plaza

- Encourage public private partnership for redevelopment
- Pursue transit oriented mixed use development
- Concentrate a mix of complementary, well-integrated land uses within walking distance of transit facilities
- Encourage higher densities for new developments
- Concentrate the highest densities closest to transit and transition to lower densities adjacent to established adjacent residential areas
- Create public open space that serves as a focal point and design the open space as centers of activity
- Consolidation of parcels to create regional commercial nodes and the critical mass through land assemblies, master developer solicitation and other land acquisition methods
- Establish architectural and urban design standards to ensure the desired redevelopment outcome
- Strengthen pedestrian environment and enhance connectivity and circulation both on site and contextually
- Provide adequate buffering for the abutting neighborhoods

## 5 Industrial Park

- Enhance visual appeal and identity of the park
- Utilize TIF funds to finance building rehabilitation and public realm improvements
- Establish clean industry standards and develop incentive for eco-industrial development
- Promote green industries and training programs for green-collar jobs
- Strengthen links between industry and community in areas of job training, apprenticeship, local employment program, etc.

## 6 Residential Preservation & Enhancement

- Actively pursue code compliance
- Establish residential design standards
- Establish residential façade improvement program
- Work with property owners to devise strategies for the redevelopment of underutilized and vacant buildings
- Improve connections among neighborhoods and enhance pedestrian safety by employing a combination of traffic calming measures
- Investment in small neighborhood "pocket parks" in key areas within the CRA district
- Reinforce the identity of the existing neighborhoods and install neighborhood gateway features

# LAUDERDALE LAKES COMMUNITY REDEVELOPMENT

# MASTER PLAN