

04-2011

*pompano beach* [Downtown Connectivity Plan]

PREPARED FOR:



PREPARED BY:





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# executive summary

**P**OMPANO BEACH is at a crossroads. Opportunity exists for positive change while maintaining the unique characteristics that make the city special. Demand has been building for a plan to reverse years of decline and make new connections in the Downtown Pompano area. To understand and meet this demand, the Pompano Beach CRA sought to create such a plan – a Downtown Pompano Connectivity Plan.

Components of the Downtown Pompano Connectivity Plan include:

- Preliminary market assessment of demand for new retail, office, and hotel uses in commercial areas
- Analysis of Comprehensive Future Land Use issues
- Analysis of Traffic and Transportation issues and opportunities
- Preliminary concepts for future development in the area
- Community participation in the planning process to ensure the final result would reflect the community's desire for future improvement in Downtown Pompano

As work began in April 2010, a boundary for the plan was defined - to the west by I-95, to the east by Cypress Road/2nd Ave. The northern boundary is defined by 6th Street west of Dixie Highway and 3rd Street to the east. The southern boundary is Atlantic Blvd. from I-95 to Dixie Highway and incorporates the proposed City Hall campus, south of Atlantic Blvd, to the east of Dixie Highway.

The key objective of the planning process was re-establishing safe, pedestrian-friendly areas to encourage on-street activity and re-energize areas throughout Downtown Pompano, a historically important and active area. Over time the characteristics that made Downtown Pompano a special place have been lost. Through the widening of streets and subsequent loss of businesses, the Downtown Pompano area lost the critical mass of buildings and vibrant mix of businesses.

To achieve this objective, the planning process would require review and resolution of issues related to circulation, both vehicular and

pedestrian, creating a sense of identity, establishing the framework to encourage appropriate redevelopment and connecting three distinct districts that are currently separated by the intersection of Atlantic Blvd. and Dixie Highway:

- MLK Blvd/Hammondville Road Corridor
- Old Pompano/FEC Corridor
- City Hall/Civic Campus

The primary focus of the planning effort was within the existing Rights-of-Way, with attention to City- and CRA-owned properties. No specific discussions involved privately owned properties in the Downtown Pompano area.

Public input and consensus played an important role in shaping the direction throughout the master planning process. The CRA coordinated a series of three (3) public meetings, three (3) Northwest CRA Advisory Board meetings, and three (3) presentations to the CRA Board. These meetings established the framework for a plan that reflects the needs and desires of the Pompano Beach community.

This Downtown Pompano Connectivity Plan report creates an overview of the planning process, the consensus that was developed, and the

vision that has been created to guide future redevelopment in the Downtown area.

Finally, this report includes the recommended establishment of gateway and transitional features, streetscape treatments and overall points of connectivity between the three districts. This report will serve as the basis for ongoing detailed design work and implementation.



# | executive summary







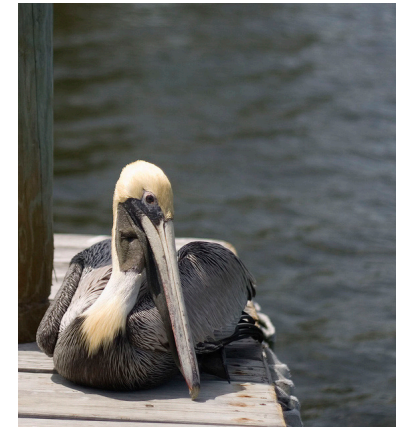


# 01

[character of place]

*"Pompano Beach, Florida (with landmark Hillsboro Lighthouse) is known for its small town feeling and beautiful beach where the fish are still abundant."*

- Source: [www.visitflorida.com](http://www.visitflorida.com)

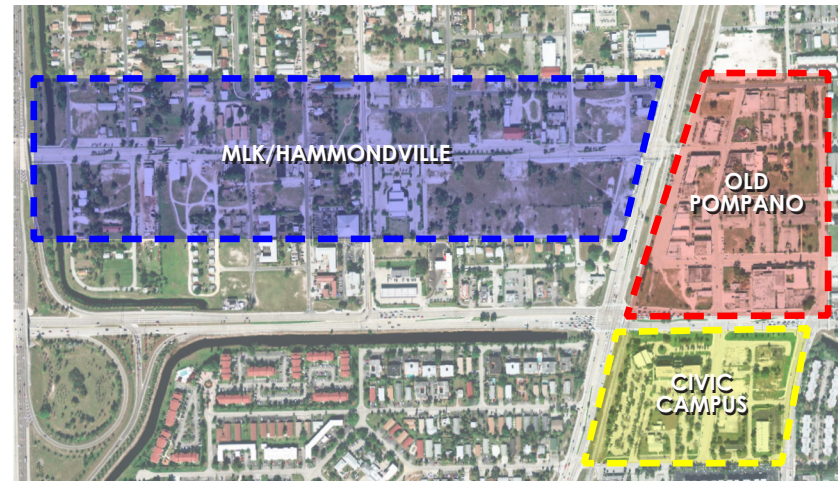




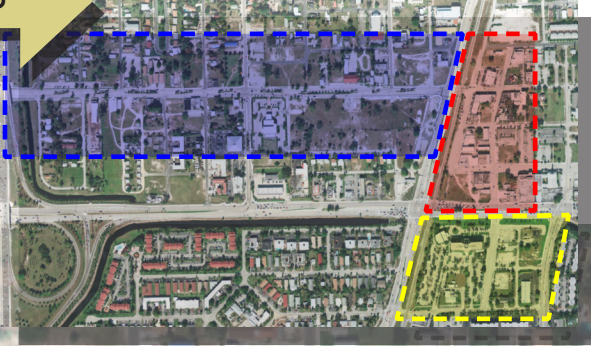
**POMPANO BEACH IS A CITY IN TRANSITION.** While the focus of the Downtown Pompano Connectivity Plan seeks to create a unique sense of place within the study area, it must appeal to the surrounding residents and greater community as a whole.

Each of the three study districts has its own unique identity. The MLK/ Hammondville district is a historically African-American commercial district that once was thriving but now suffers from large areas of vacant land with few local businesses to support surrounding neighborhoods. The Old Pompano commercial district is defined by its more traditional 'small town' setting, featuring buildings with contiguous storefronts that meet the sidewalks. This district has historical precedent to guide planning efforts and benefits from the visibility from the intersection of Atlantic Blvd. and Dixie Highway. Its relationship to the FEC Railroad also provides distinct characteristics and great development potential. The proposed Civic Campus is currently vacant land with the exception of Pompano Beach City

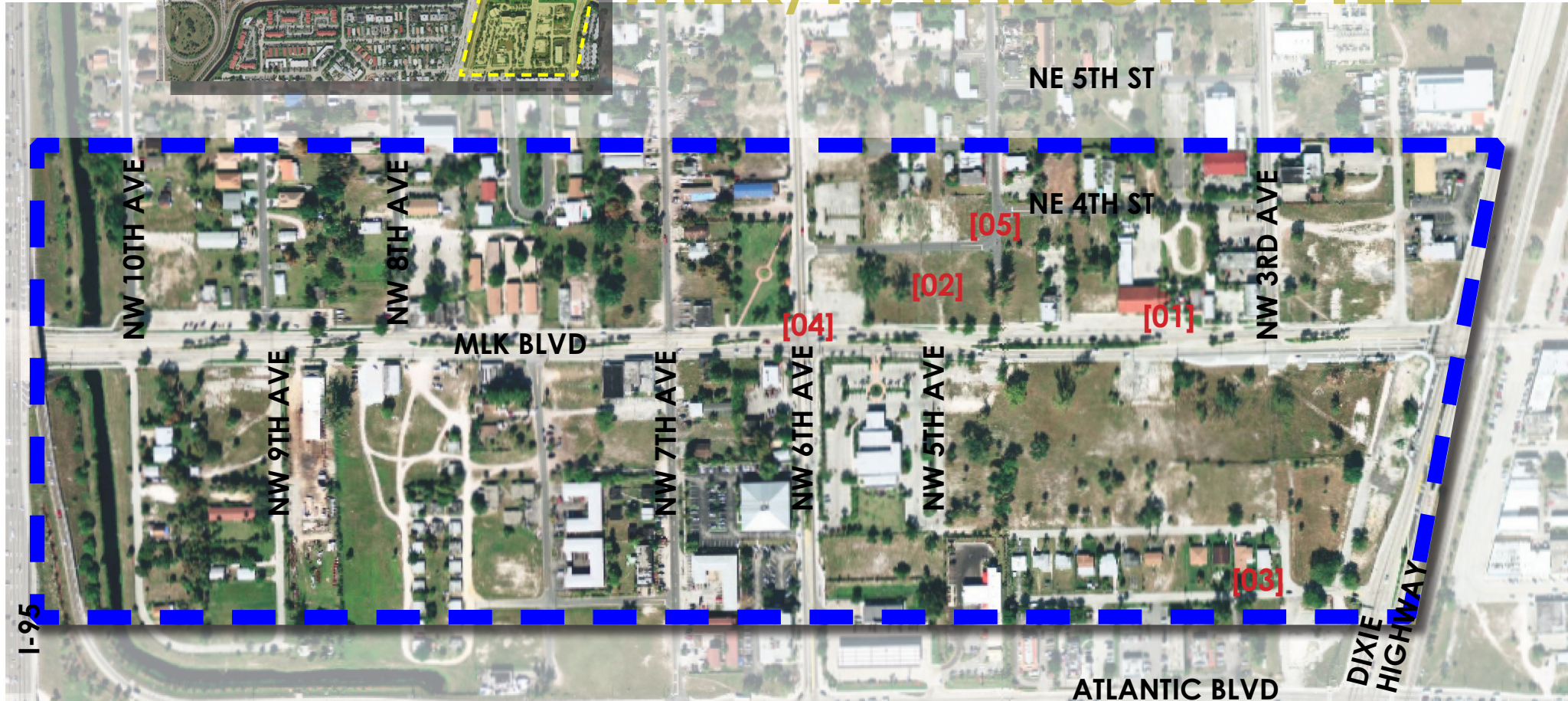
Hall. The proposed Public Library and possible Cultural Center offer the opportunity to create a new special place – defined by its public uses and activities. The site's location on Atlantic Blvd. provides great visibility and an opportunity for greater community service.



Key Map



# MLK/HAMMONDVILLE







- [01] First Haitian Baptist Church
- [02] CRA owned parcel north of MLK Blvd
- [03] Neighborhood Street
- [04] Road intersection at Blanche Avenue and MLK Blvd
- [05] Looking North on NW 4<sup>th</sup> Avenue

## opportunities & constraints

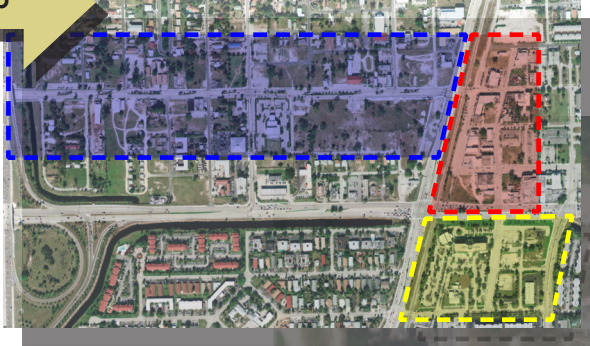
### OPPORTUNITIES:

- Create an entry gateway statement at I-95 and Dixie
- Create opportunities for development options on vacant city/ CRA owned land,
- Improve connections through existing roads and R.O.W.'s
- Location between Old Pompano and Education Corridor to the west makes this a well traveled route as an alternative to Atlantic Blvd. MLK/Hammondville is a well traveled corridor.

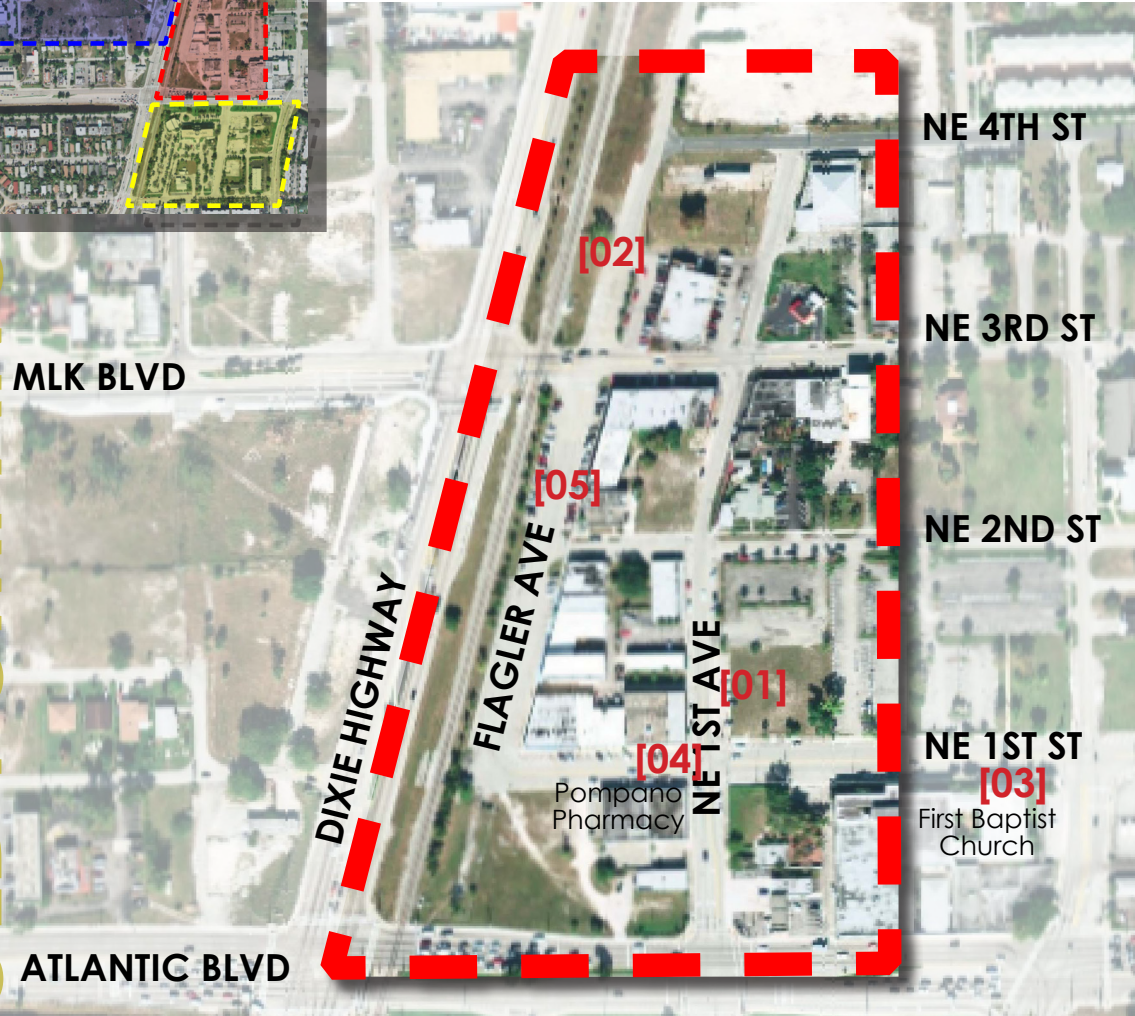
### CONSTRAINTS:

- Gaps in development will make achieving densities that foster an active street a long term objective
- Disconnected street grid limits access to and from the surrounding neighborhoods
- Lack of identity
- Streetscape uninviting - road functions as a through road and vehicular oriented.

Key Map



# OLD POMPAÑO



## [01] character of place

# site inventory

[old pompano district]



[01] Looking South on NE 1<sup>st</sup> Ave toward NE 1<sup>st</sup> Street and NE 1<sup>st</sup> Ave road intersection

[02] Looking south toward NE 3<sup>rd</sup> St from N Flagler Ave.

[03] First Baptist Church of Pompano Beach

[04] Pompano Pharmacy on NE 1<sup>st</sup> St

[05] Looking South on North Flagler Ave

## opportunities & constraints

### OPPORTUNITIES:

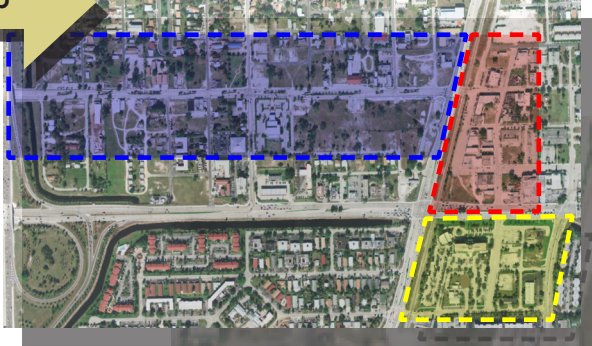
- Enhance pedestrian connectivity and linkages
- Reorganize public parking and circulation patterns for greater efficiency
- Future FEC passenger rail,
- Existing building meet street framework of an urban area
- Create a gateway and entry experience
- Location adjacent to two(2) major roads (Atlantic and Dixie)

### CONSTRAINTS:

- Large unattractive parking area that lacks clear circulation patterns for vehicles and pedestrians along Flagler Ave.
- Lack of shade and vegetation
- Narrow R.O.W. on portion of 1st Ave
- FEC railway R.O.W. and visibility issues. FEC currently acts as a separator.



Key Map



# CIVIC CAMPUS





[01] View of Pompano Beach City Hall from Cypress Rd



[02] Road intersection between NE 1st Ave and Atlantic Blvd



[03] Looking North on SW 1st Ave



[04] Looking North at Atlantic Blvd and NE 1st Ave road intersection

## opportunities & constraints

### OPPORTUNITIES:

- Create strong government/cultural/arts facility
- Enhance pedestrian connectivity and linkages
- Reorganize public parking and circulation patterns for greater efficiency
- Utilize City Hall constant flow of people to and from area

### CONSTRAINTS:

- Difficult pedestrian connections across Atlantic Blvd due to large number of lanes,
- Drainage and retention required based on various environmental and regulatory requirements,
- Provide parking to support development



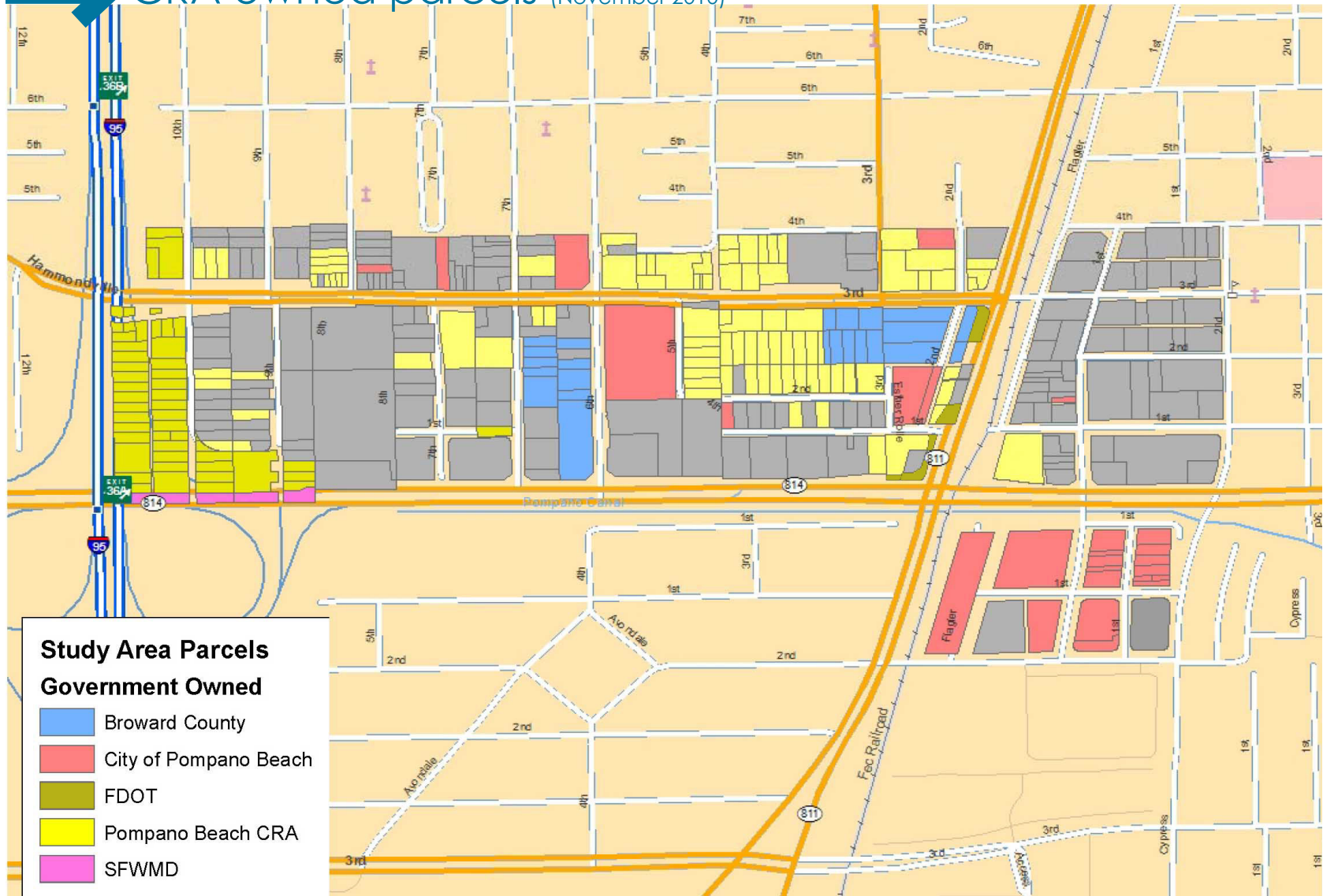




# 02

[connectivity plan]

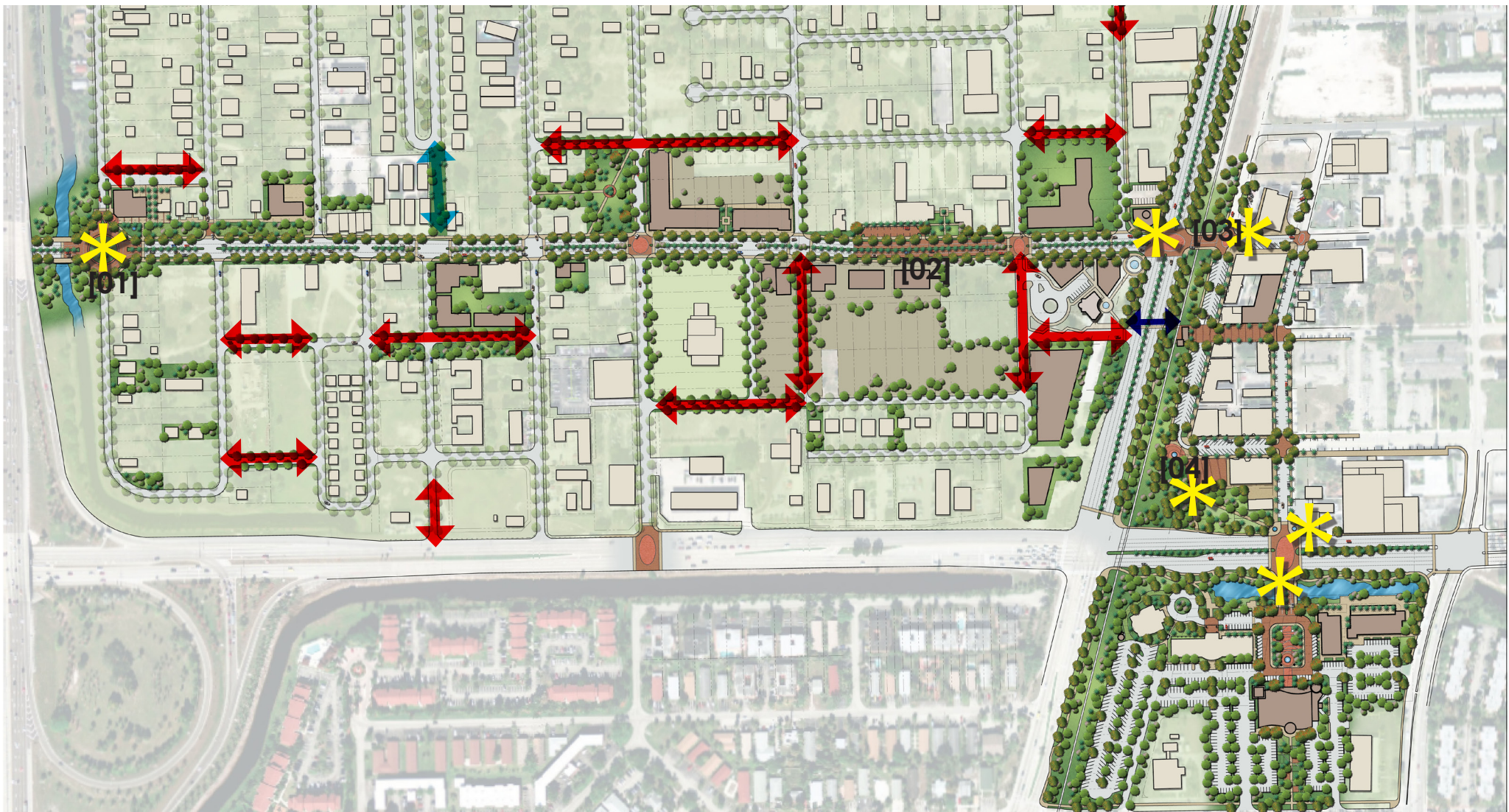
# CRA owned parcels (November 2010)











## LEGEND



- ICONIC GATEWAY FEATURES



- PROPOSED VEHICULAR CONNECTIONS



- PROPOSED PEDESTRIAN CONNECTIONS



- PROPOSED FUTURE TRANSIT CONNECTION



West entrance to the MLK/Hammondville District. Location for proposed new gateway feature.



East MLK/Hammondville Rd. - Opportunity one block in from Dixie Hwy. for special pavement to enhance gateway in and out of the MLK/Hammondville District.



North Flagler Ave and NE 3<sup>rd</sup> Street road Intersection. Proposed location for the Old Pompano Gateway-Iconic Feature and special pavement to announce arrival into Old Pompano.



South of Flagler Ave and NE 1<sup>st</sup> Street road Intersection. Opportunity for a social gathering space in Old Pompano that is visible from Atlantic Blvd and Dixie Hwy.

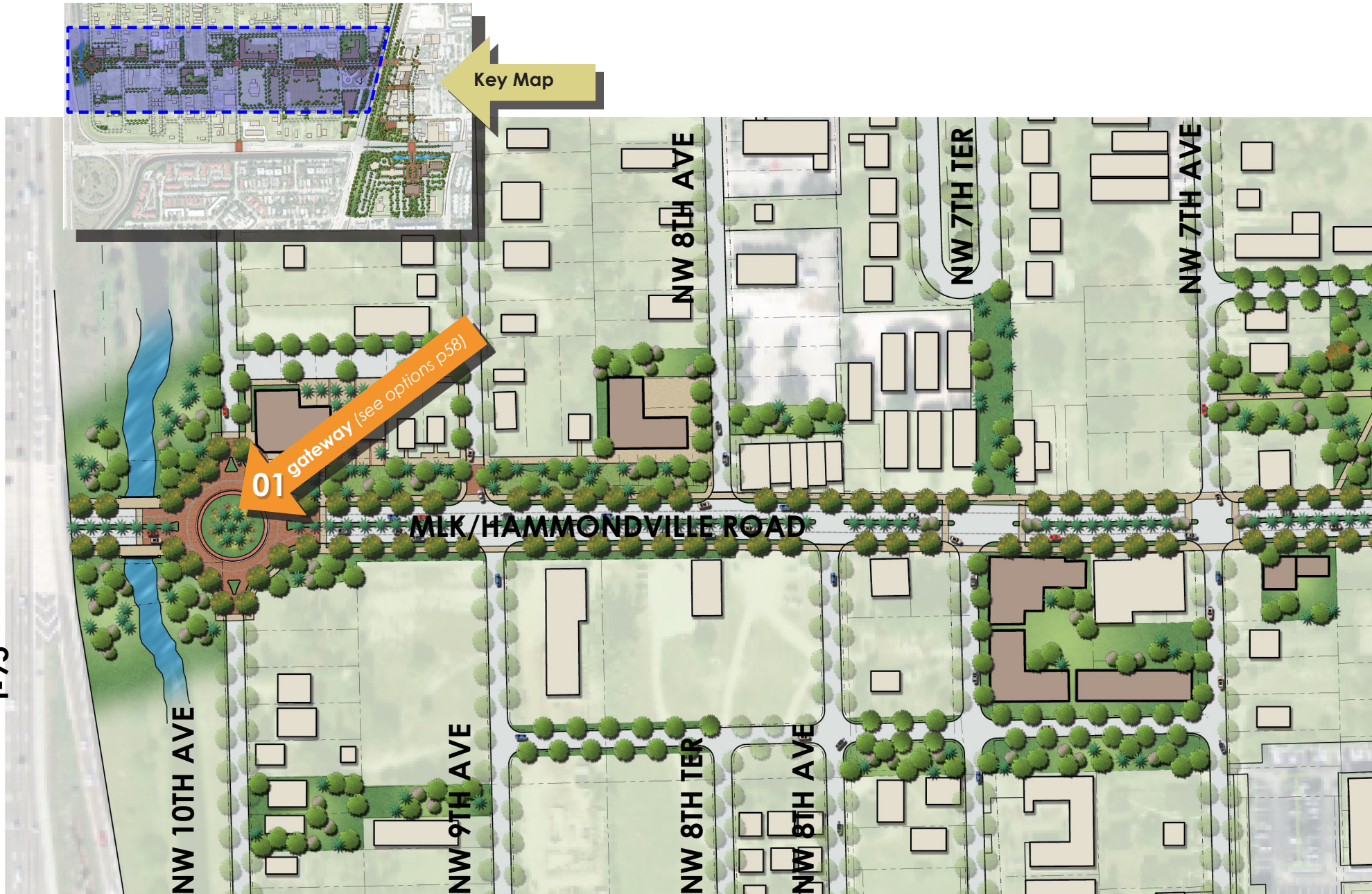




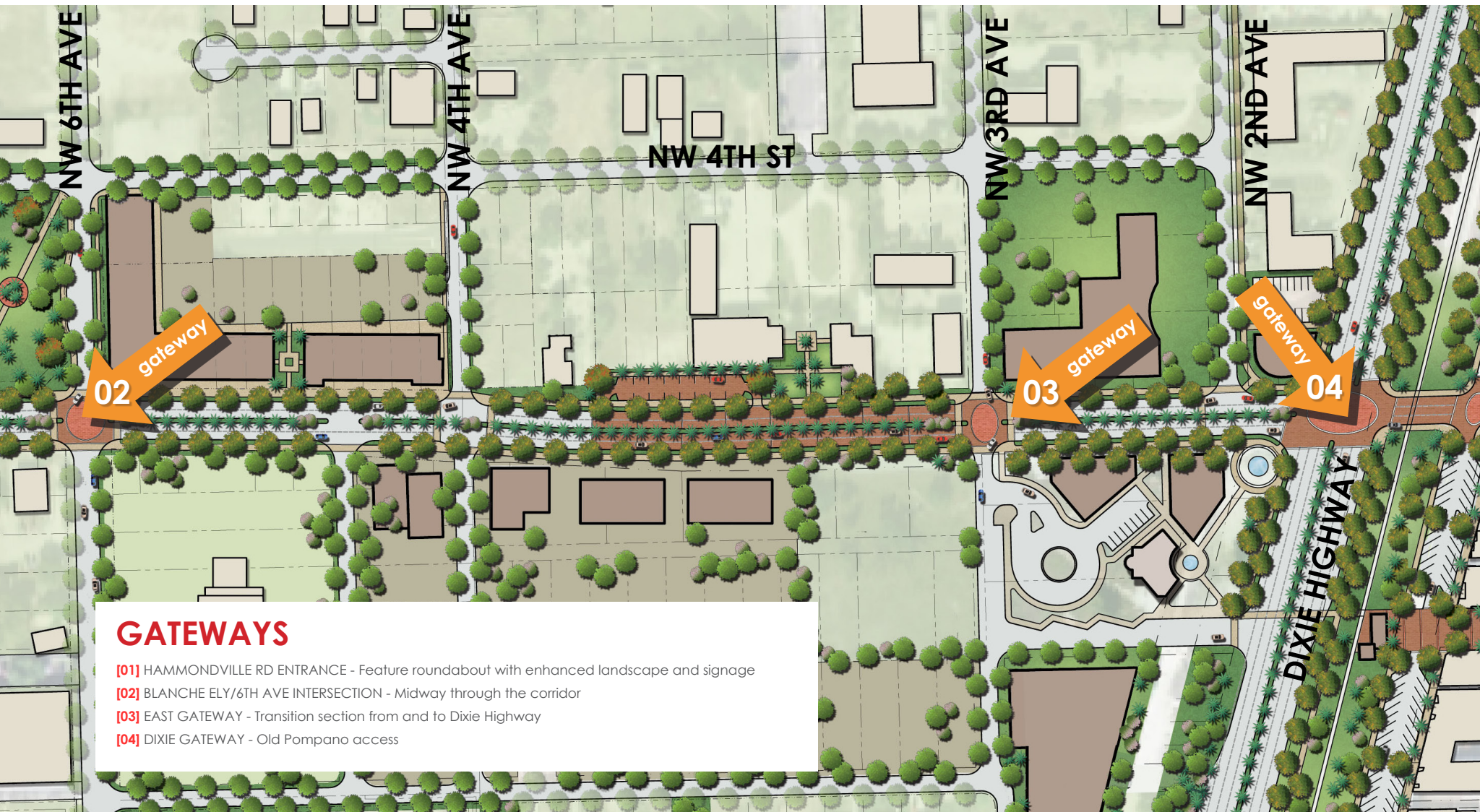


# 03

[mlk/hammondville]







## GATEWAYS

- [01] HAMMONDVILLE RD ENTRANCE - Feature roundabout with enhanced landscape and signage
- [02] BLANCHE ELY/6TH AVE INTERSECTION - Midway through the corridor
- [03] EAST GATEWAY - Transition section from and to Dixie Highway
- [04] DIXIE GATEWAY - Old Pompano access



## → sections









## → sections



### [1] TYPICAL SECTION: SIDEWALK ENVIRONMENT - OPTION 1

Proposed landscape along sidewalk between the street and building facades is provided through a series of larger landscape beds. This provides the opportunity for a more random and distinct planting pattern





**[2] TYPICAL SECTION: SIDEWALK ENVIRONMENT - OPTION 2**

Proposed landscape treatment is more urban in character with trees in tree grates and more paved sidewalk area for greater flexibility.



→ section

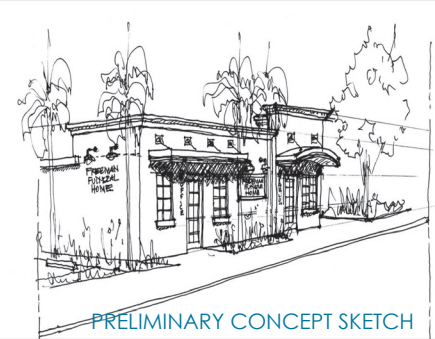








## → facade improvements



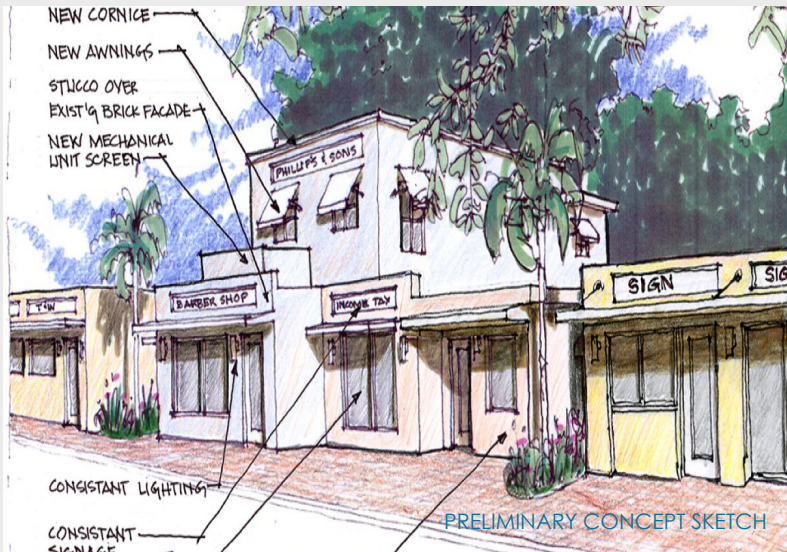
### FREEMAN FUNERAL HOME

For the CRA's first façade project along the MLK/Hammondville corridor, 738 MLK Blvd., several renderings for proposed building improvements were created and rejected until a final concept sketch was created, suggesting simple, affordable improvements to the building façade, retaining and possibly augmenting horizontal elements of the façade, and adding exterior lighting.





EXISTING FACADE



PRELIMINARY CONCEPT SKETCH

## HAMMONDVILLE VILLAGE CONCEPT

Based on the sketch for Freeman Funeral Home, the CRA wished to create images that would reflect the character of existing buildings along the MLK/Hammondville Corridor, between Blanche Ely/NW 6th Avenue and Interstate-95 while suggesting façade improvements that would initiate reinvestment in the area.

This cluster of buildings, 735-743 MLK Blvd. - including Phillips & Son's Barber Shop, offered an interesting massing, including a two-story component and staggered setbacks of storefronts. Horizontal elements are retained and added to provide continuity while each building maintains its unique character.

→ proposed development elevations



PRELIMINARY CONCEPT SKETCH



PRELIMINARY CONCEPT SKETCH





PRELIMINARY CONCEPT SKETCH

## PRELIMINARY CONCEPTUAL DESIGNS FOR NEW CONSTRUCTION

Based on sketches for existing buildings along the MLK/Hammondville corridor, the CRA began to explore how new building might be designed to celebrate the character of the area and accommodate planned new development of two-and three-story retail/restaurant/ office space along the corridor.

Note the staggered wall planes and heights of building components, flat roof facades, emphasized horizontal elements, and separate buildings as part of a single development. These concepts were incorporated in a final conceptual rendering on the next two pages for the Blanche Ely Retail/Office Center planned for the CRA-owned properties on the NW quadrant of the intersection of MLK Blvd./Hammondville Rd. & Blanche Ely/NW 6th Avenue.



→ conceptual rendering



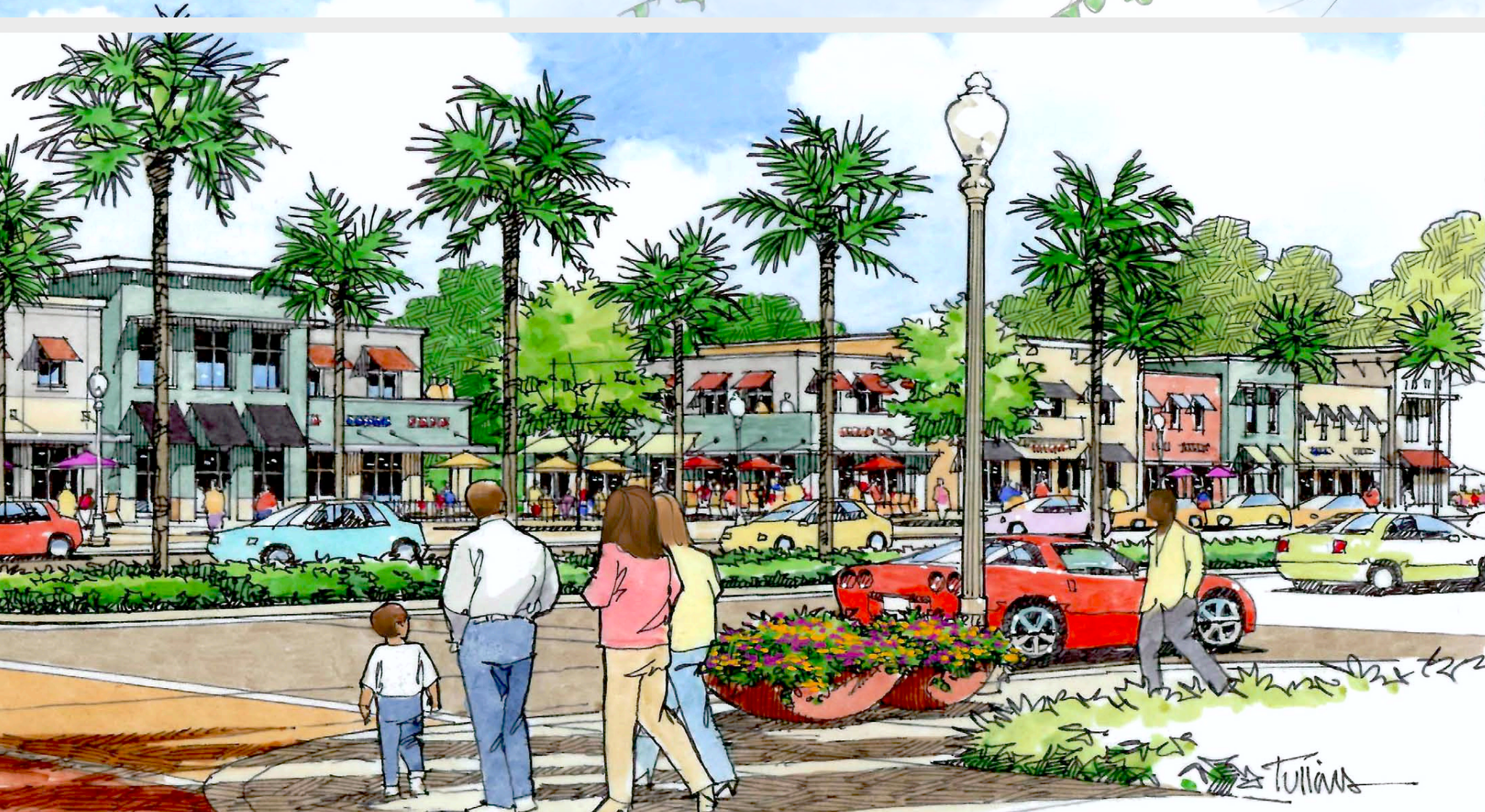
**MLK JR BLVD/HAMMONDVILLE RD AND 6TH AVE**

Conceptual rendering of potential development opportunity at northeast corner of Blanche Ely/6th Ave and MLK/Hammondville Road.



[03] mlk/hammondville district

streetscape











# 04

[old pompano district]

## Key Map

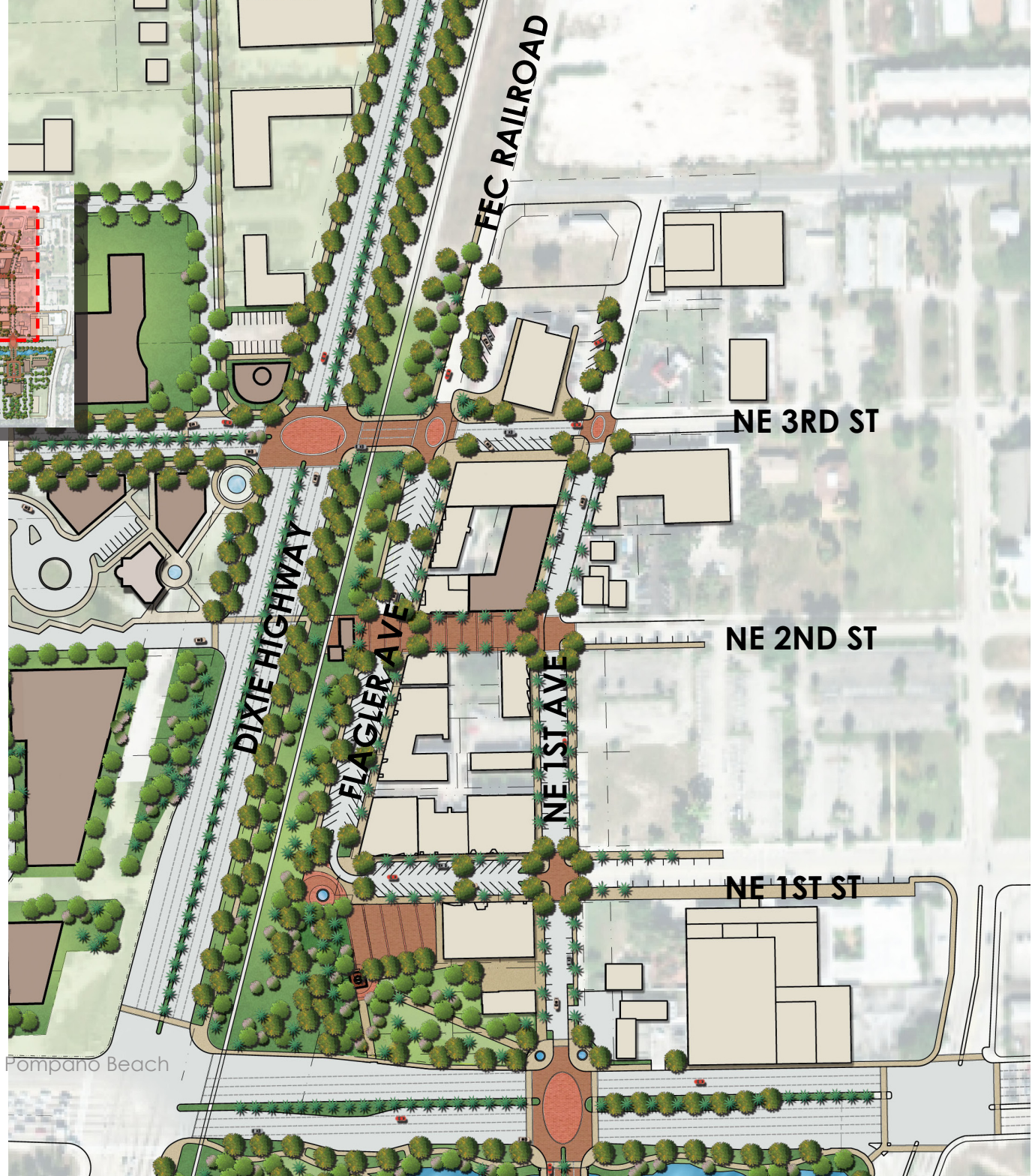


## CONCEPT

Utilizing the historical assets of the Old Pompano district and bringing back the Main Street concept where mixed-use, walkability and social interaction are key components to a vibrant community.

### Key elements:

1. Streetscape improvements throughout the district. Special paving treatment at road intersection and wide sidewalks.
2. Street trees and landscaping
3. Parallel and/or angular on-street parking
4. NE 2nd St. as a potential multi-purpose street to allow for festival and street fair activities.
5. Large gathering space for social interaction and larger public events.
6. FEC property is not required for implementation
7. Private property easement to accomplish continuous design





## design option 1

This option allows for:

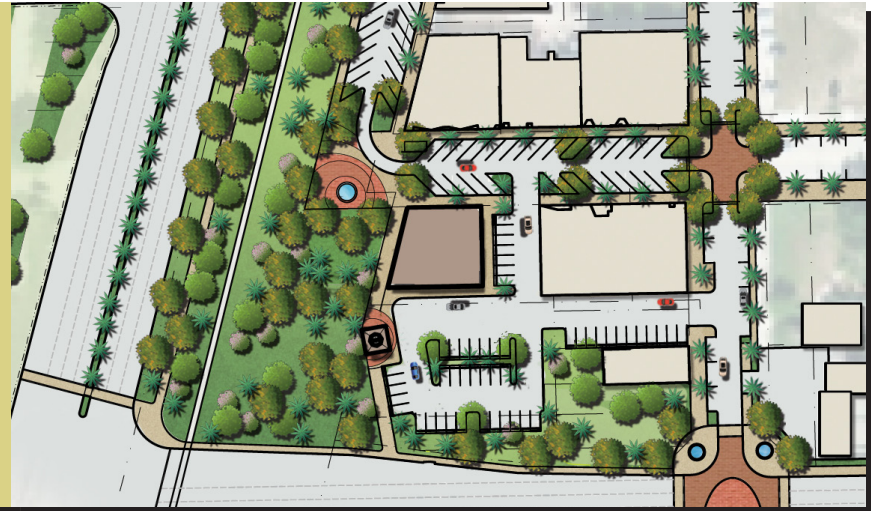
- Large gathering space within the district to allow for public gathering and special events
- Enhance pedestrian access to Atlantic Blvd.
- Enhance Old Pompano identity with the use of focal elements (i.e. a fountain and/or pavilions) within the streetscape to foster a sense of place
- Additional open space with great tree canopy to buffer and transition from Atlantic Blvd.



## design option 2

This option allows for:

- Additional square footage of building that provides flexibility for tenants that cannot already fit within the existing buildings.
- Additional parking opportunity with a parking lot created in the rear of the proposed new building
- Less green open space at proximity to NE 1st Ave.



# sections



## [1] VIEW EAST ON 3<sup>RD</sup> STREET

Organization of angled on-street parking and establishment of sidewalk treatment and landscape to provide canopy, shade and definitions of scale.

← FLAGLER AVE →

Pedestrian Zone - Width Varies

10' Travel Lane

10' Travel Lane

19' Angled Parking with Landscape

13' Pedestrian Zone







## → sections





**[2] VIEW SOUTH ON FLAGLER WITH/ TWO-WAY TRAFFIC FLOW**

Two-way traffic pattern accommodated within land that would be city R.O.W. Organization of parking and elimination of parking within the FEC R.O.W. results in a reduction of parking spaces from approximately 89 spaces to 50 spaces.





→ sections





## [2] VIEW SOUTH ON FLAGLER - ONE-WAY SOUTHBOUND

One-way traffic pattern accommodated within land that would be city R.O.W. Organization of parking and elimination of parking within the FEC R.O.W. results in a reduction of parking spaces from approximately 89 spaces to 62 spaces.





# sections







RENDERING COURTESY OF: DORSKY, HODGSON, PARRISH, YUE ARCHITECTS

## CRA FACADE IMPROVEMENTS PROGRAM

Conceptual rendering of potential facade and buildings improvements that reflect the historical character of the Old Pompano District.









# 05

[civic campus district]

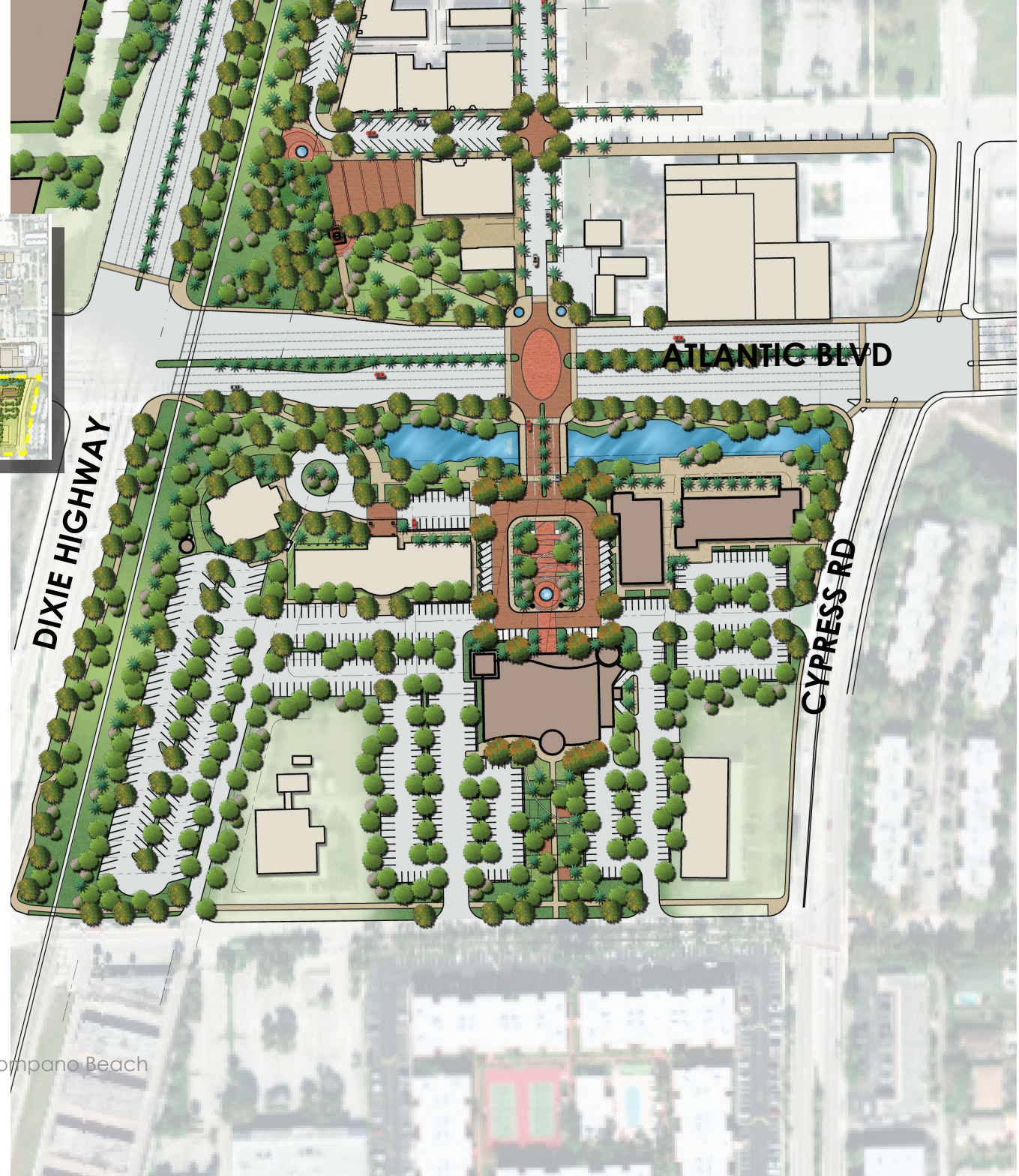
## Key Map



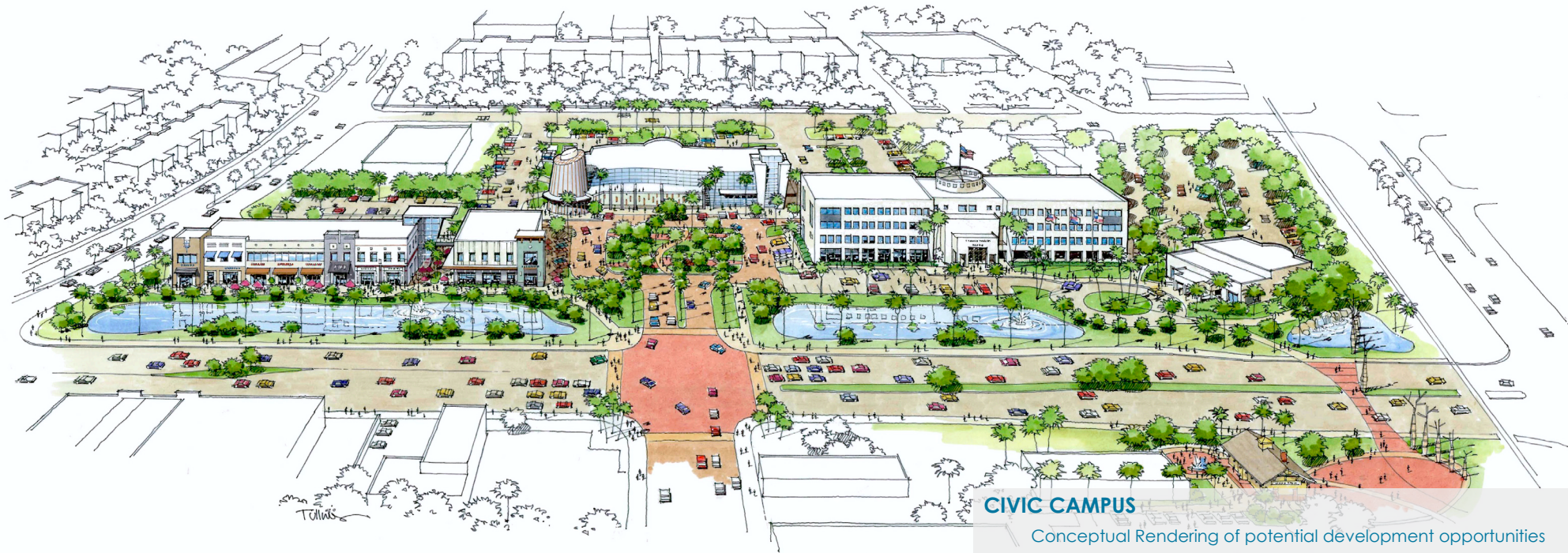
## CONCEPT

Providing a safer pedestrian crossing of Atlantic Blvd. will improve the overall connectivity between the Civic Campus and Old Pompano. Through special pavement treatment and the addition of a wider median, by removing the turning lane when coming from the east, a safer pedestrian crossing is created with a safe haven half-way across the street.

The proposed Civic Campus encompasses different types of economic activities to help active the area throughout the day. With available parking on street and within the dedicated parking lots, visitors will feel comfortable walking around the central plaza and access the proposed library, nearby retail, office and additional cultural uses.







#### CIVIC CAMPUS

Conceptual Rendering of potential development opportunities on the Civic Campus.

RENDERING COURTESY OF: DORSKY, HODGSON, PARRISH, YUE ARCHITECTS







[05] civic campus district

illustrative











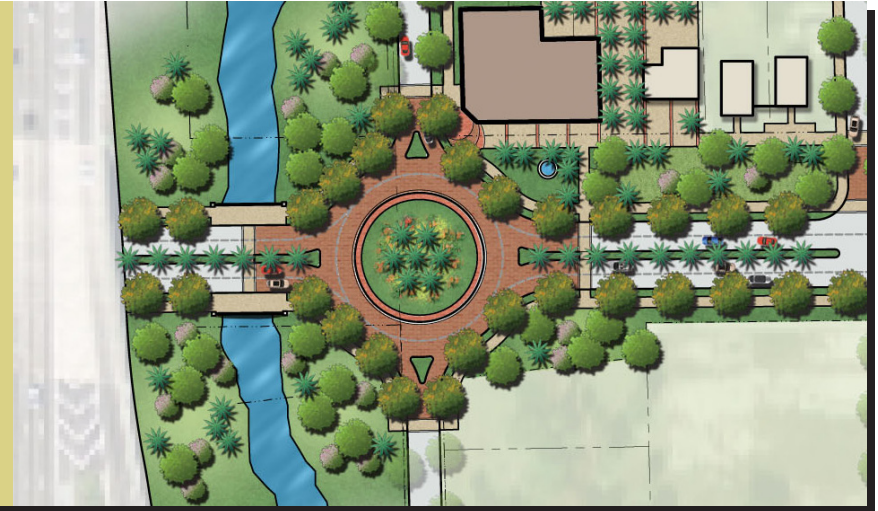
# 06

[gateway - iconic feature]

## → design option 1

This option allows for:

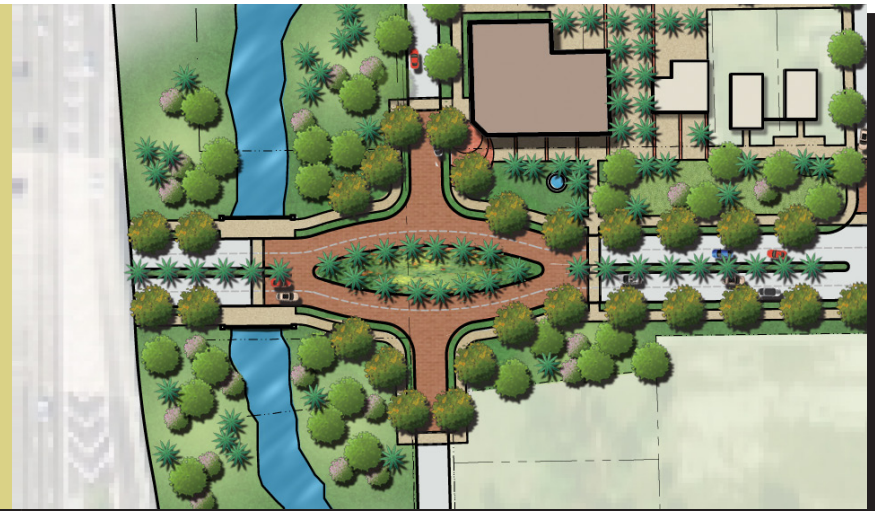
- Conventional traffic calming
- Announce and enhance arrival sequence to a special district
- Effectively reduce vehicular speed
- Ideal location for iconic element
- Strong transition statement
- Ease the access in and out NW 10th Ave
- Emphasize transition to a more pedestrian street
- Opportunity for special pavement treatment on street
- Opportunity for landscape beautification



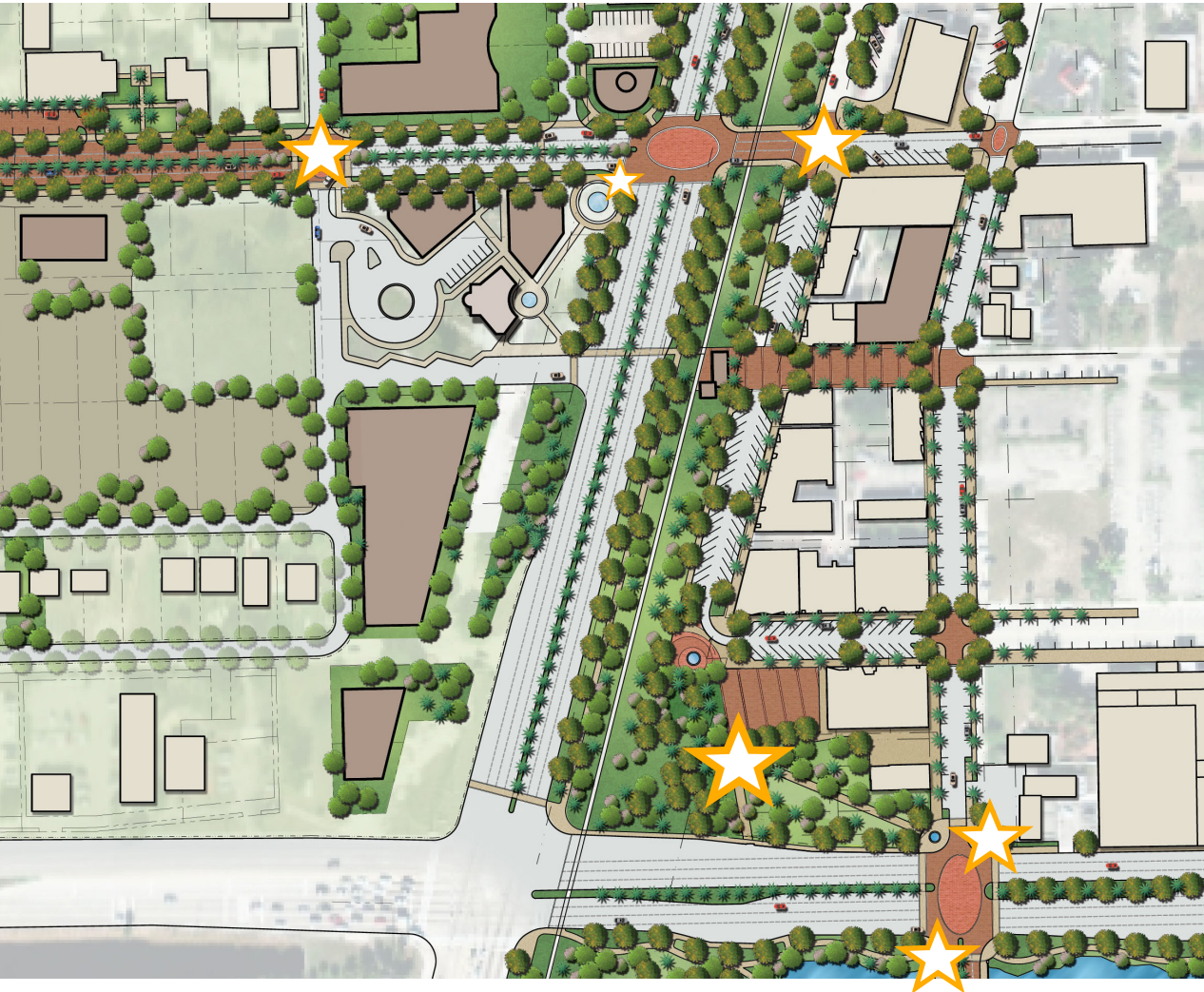
## → design option 2

This option allows for:

- Less conventional traffic calming
- More linear driving experience
- Less impact on vehicular speed reduction and arrival sequence
- Announce arrival to a special district
- Emphasize transition from a more pedestrian street
- Opportunity for special pavement treatment on street
- Opportunity for landscape beautification





**OLD POMPANO****EAST SITE MLK / CIVIC CAMPUS**

Proposed gateway / iconic elements at the key transition points from Atlantic Blvd. and Dixie Hwy. serve to create a sense of arrival into the various districts and begin to establish a unique identity.

Given the scale and volume of traffic on Atlantic Blvd. and Dixie Highway, and the FEC equipment, additional statement elements are also proposed one block within the Districts to further emphasize the sense of arrival.







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