RIO

COMMUNITY REDEVELOPMENT AREA
The Rio Community Redevelopment Plan

The Rio CRA Plan outlines the Vision for the community and puts forward a number of project initiatives:
- Upgrade the Community Infrastructure
- Develop a Community-wide, Interconnected System of Sidewalks and Bikeways
- Calm Traffic and Beautify SR 707 (Dixie Highway) and Alice Street
- Develop a System of Community/Neighborhood Parks and Community Green Spaces
- Develop a Town Center
- Preserve Historical Structures
- Provide and Maintain a Variety of Affordable Housing Types
- Establish Community Gateways, Identity and Signs
- Zoning Overlay/Code Upgraded/Design
- Guidelines

NOW Visioning

At the NOW Visioning exercise the community reiterated their desire to complete the planned beautification of 707 as a priority. The value and potential of a redeveloped, publicly accessible, waterfront was also recognized. The community also demonstrated a strong commitment to working towards architectural regulations that reflect the community’s hope.
**Commercial X-Ray**

**Commercial:** Commercial land uses are stretch along the entire stretch of 707 in Rio.

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**Industrial X-Ray**

**Industrial:** Florida East Coast Railroad (FEC) rail line runs the entire length of the Rio Planning Area, and the industrial uses are concentrated in the western gateway into the Rio Planning Area.

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**Residential X-Ray**

**Residential:** Rio is largely composed of residential uses almost the entire St Lucie waterfront is residential.
**Vacant**: Vacant parcels of varying sizes are peppered throughout the Rio Planning Area. Larger vacant parcels are located outside the planning area to the east in the City of Stuart.

**Streets**: Rio Planning Area has many streets, however, not most of these streets are dead end roads and several are not public or paved. Only a very few roads contribute the over-all street network, and force all the car trips onto CR 707.

**Open Space and Institutions**: The St Lucie River runs the entire southern boundary of the planning area; however the Rio Nature Park is the only public access to the water. Langford Park is the only active park located in the Rio Planning Area.
The Green Dots represent the areas that the local community liked. These together with written comments, have resulted with the following strengths being identified by the community:

1. Commercial Waterfront Marina
2. River Frontage
3. Improvements to 707
4. Parks
5. Historic Arch
The Red Dots indicate locations that the Community had issues and concerns that demonstrate a weakness. Together with written comments the community identified the following weaknesses:

1. Trailer Park
2. Lack of Architectural Regulations
3. Appearance of 707
4. Limited Variety of Commercial Uses
5. Limited Bikepaths and Sidewalks
6. County Maintenance
The Blue Dots highlight locations that the Community has identified as offering some opportunities. Together with written comments the community identified the following opportunities:

1. Waterfront Park (Public)
2. Waterfront Development
3. 707 Landscaping
4. Bike-paths and Pedestrian Amenities
5. Small Businesses and Mixed Use
6. Design Regulations
7. Train Station
DAN BURDEN’s RECOMMENDATIONS

Walkability Factors

Dan Burden spent some time looking at Walkability factors that are affecting the Rio Community Redevelopment Area. Dan confirmed a number of important issues that are already in process and which coincide with the comments of the community.

- Median crossings
- Load corridors with shade trees, spaced in medians and planters each 30-50 feet
- 30 mph design speed on Dixie, and 20-25 mph in commercial district
- Create improved sidewalk connections
- Consider back-in angled (inset) parking with tree wells each 5 bays
- Consider colorizing parking areas for added feeling of driving vs. non-driving realm
- Roundabouts to create gateways and operational/safety improvements
- Urban form
- Provide increased street and trail access to water, orient new streets toward water, with a terminating vista
- Explore additional rail crossings for pedestrians

Recommends the following for 707 - 8-10 foot sidewalks, 6 foot parking lanes, 2-3 foot valley gutter, 5 foot bike lanes (colorized), 10 foot travel lanes, 6-8 foot planted medians.
Recommended Activity Focus

**1. 707 TOWN CENTER and WATERFRONT**
- Implement comprehensive 707 redesign.
- Expand Sewer.
- Partner with marina property owners.
- Public pedestrian access to waterfront.
- Design/Architectural Standards coding

**Recommendation**

It was clear from the NOW visioning outreach that the community has a number of issues that can be consolidated to form an Activity Focus centered on the 707 Roadway improvement and Waterfront regeneration.

The programmed redesign of the 707 roadway is recognized as being the essential catalyst towards the regeneration of the Rio town center. In addition the waterfront is seen as a vital component in this regeneration effort. The previous consolidation of waterfront property by a private developer and the subsequent market collapse has opened up the possibility of working with the new owner in terms of redevelopment programming and securing a pedestrian link to an enhanced waterfront destination. In addition, the community reiterated their desire to secure acceptable architectural standards for new building. Therefore, the aim of the Activity Focus is to deliver a comprehensive package that encourages high quality architectural design and a pro-active partnership with the marina property owner that will secure the regeneration of the Rio Town Center.