Creating a Business Plan for Community Redevelopment

North Palm Beach Charrette – Opening Presentation

January 30, 2016

TREASURE COAST REGIONAL PLANNING COUNCIL

Sponsors of This Effort

The Village of North Palm Beach

Sponsors of This Effort

Palm Beach
Metropolitan Planning Organization
Transportation Planning for the Palm Beaches

metropolitan PALM BEACH MPO planning organization

BIKE PALM BEACH

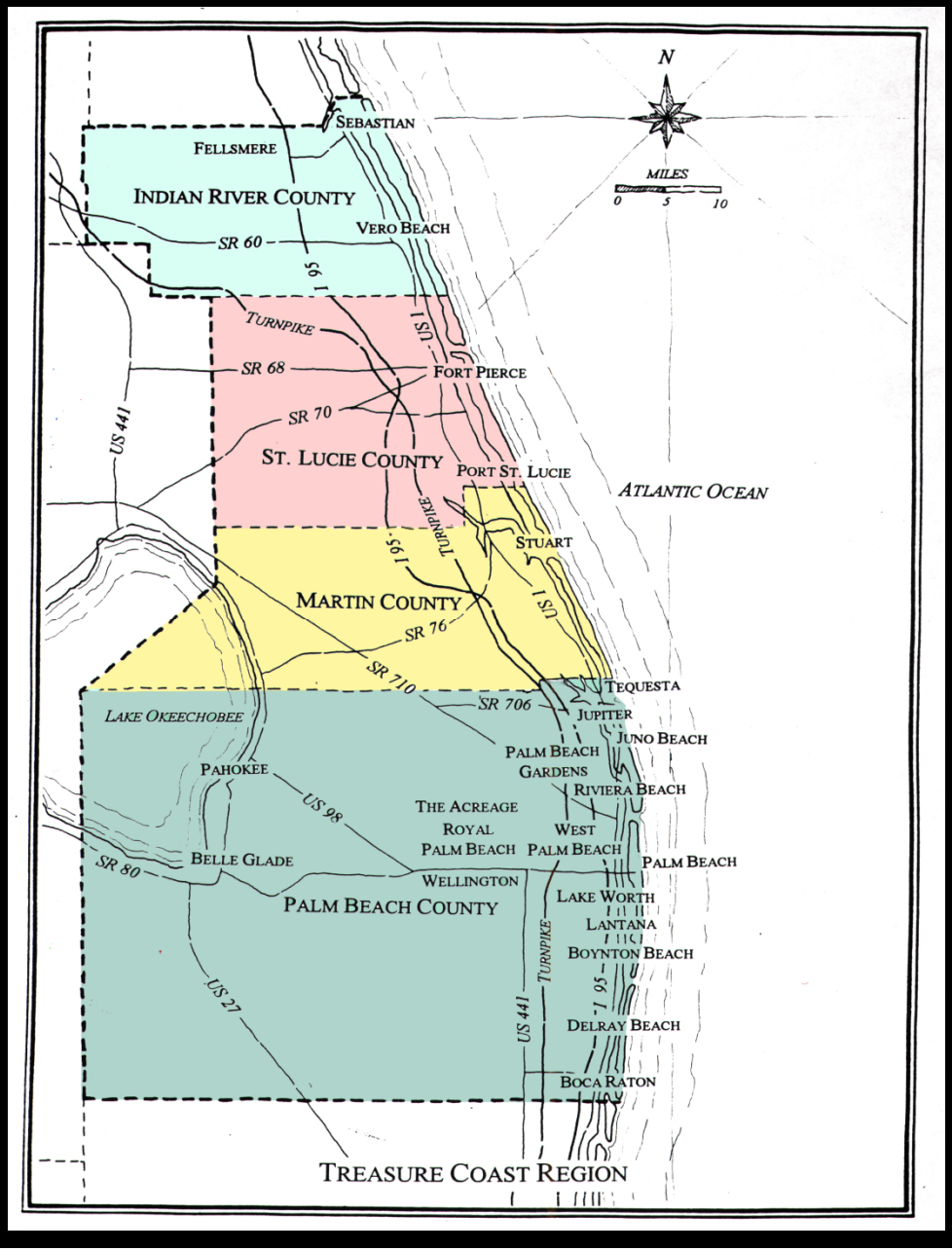
Get Moving in a New Direction!

Live More, Drive Less

A Multi-Agency Approach …

… that includes the Community.

Treasure Coast Regional Planning Council

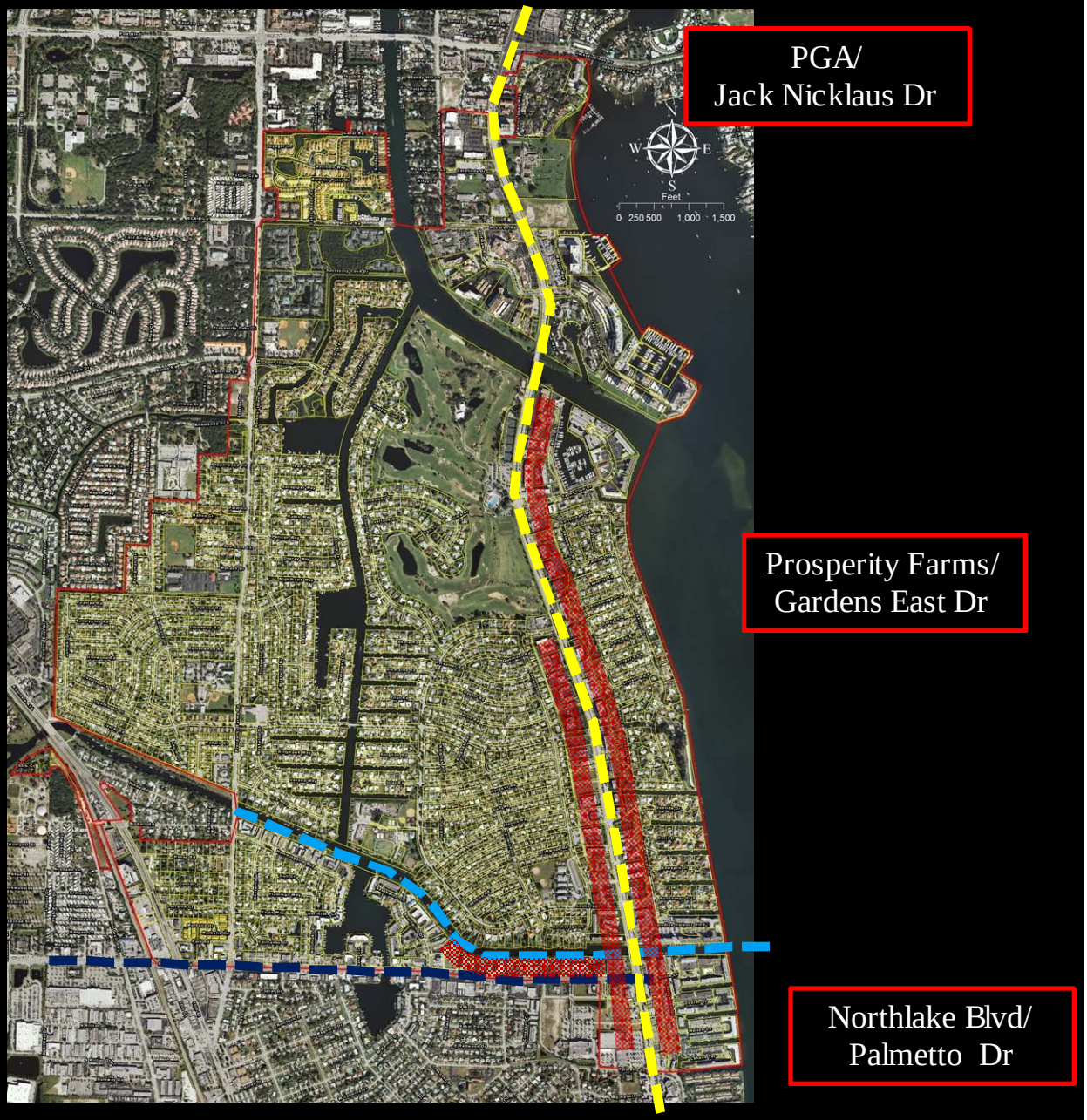


Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 50 Municipalities
- 1.8 million people
- 3700 square miles
- Provide Technical Assistance to Local Governments

Study Area

- US 1
- Northlake Blvd
- Earman River (C-17 Waterfront)
- Redevelopment Opportunities



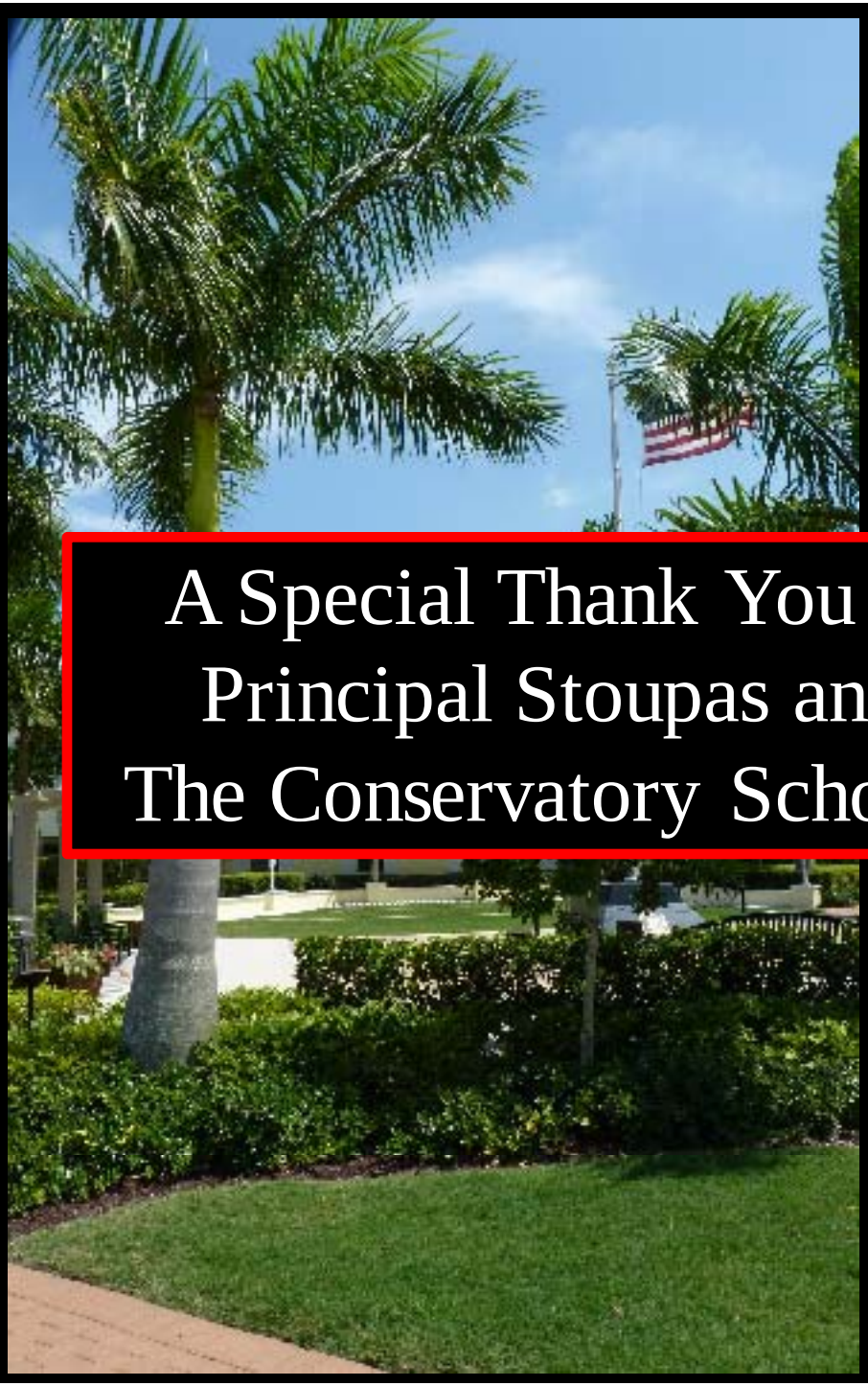
The Village of North Palm Beach

Objectives of This Effort

Improve mobility, quality of life, and economic vitality of the Village

Create a Vision and Village Master Plan that illustrates strategies to achieve those objectives

Establish goals and policies to implement the Plan



A Special Thank You to
Principal Stoupas and
The Conservatory School!

Process To Date
Host Committee

Alison Harvey
Carolyn Stone
Christian Searcy
Karen Marcus
Kristen Garrison
Pat Friedman
Ron Pertnoy
Steve Mathison
Steve Muller
Tim Hullihan

Thank you!

Process To Date

4 Host Committee Meetings

54 Individual Interviews

Residents
Elected Officials
Business Owners
Developers
Commercial Brokers
Village Staff

South Florida Water Management District

Town of Lake Park

Palm Beach Gardens

What Are Some of the Things That Make The *Village of North Palm Beach* *"Magical"*?

A Fascinating History

2,600 acres that became Village of North Palm Beach were purchased by John D. MacArthur in 1954 for $ 5.5 Million

Village was Incorporated in 1956

Village is 5.8 square miles (2.2 square miles is water)

Became primary bedroom community for new employees of Pratt and Whitney which opened in 1958

Nearly 30 miles of waterfront (natural and man-made) gave the Village its Maritime character

A Fascinating History

1962 Aerial View Looking West from above the Barrier Island

A Fascinating History

1963 Aerial View Looking South from above the North Palm Beach Marina

A Fascinating History

1962 Aerial View Looking Towards the New Country Club and Swimming Pool

A Maritime Community

Variety of Options

Proximity to Regional Assets

Regional Assets
within 5-mile radius of North Palm Beach

1. Florida Atlantic University
2. Frenchman's Creek Country Club
3. Gardens Mall
4. John D. MacArthur State Park
5. Lake Park, Park of Commerce
6. Lake Park Marina
7. Loggerhead Marina (Palm Beach Gardens)
8. North Palm Beach Country Club
9. North Palm Beach Marina
10. Northcorp Corporate Park
11. Palm Beach Gardens Medical Center
12. Palm Beach State College
13. PGA National Golf Club
14. Port of Palm Beach
15. Riviera Beach Marina
16. Scripps and Max Planck Institutes
17. Seminole Golf Club
18. West Palm Hospital

15 Minutes to Downtown West Palm Beach (w/out going on I-95)

Events and Activities

Family-Oriented Events

Parks and Open Spaces

Wide Range of Active and Passive Parks

Country Club, Golf Course, Tennis Center, Swimming Pool

The Evolution of an Amenity

Country Club, Golf Course, Tennis Center, Swimming Pool

The Evolution of an Amenity

Country Club, Golf Course, Tennis Center, Swimming Pool

What Amenities and Attributes are Desired for the New Country Club?

A New Chapter for the Country Club

Diversity in Buildings and Uses

Waterfront Multi-Family Residential

Diversity in Buildings and Uses

"Inland" Multi-Family Residential

Diversity in Buildings and Uses

Single-Family Residential

Diversity in Buildings and Uses

Northlake Boulevard
Corridor Overlay
(looking at benefits)

Northlake Boulevard

Diversity in Buildings and Uses

US 1 Corridor

Excellent Schools

Opportunities

Some Initial Observations

Neighborhood Structure

Earman River South

Prosperity Farms West

Prosperity Farms East

Burns Road North

Parker Bridge North

The “Island” East and West

Different Areas – Different Issues and Identity

Neighborhood Structure

Preserving Identity and Quality of Life

Northlake Boulevard Corridor

Waterfront Potential ...

… Waterfront Parking ?

… Or Waterfront Redevelopment?

Northlake Boulevard Corridor

What Other Opportunities Exist?

Desired Community Character

Northlake Boulevard Corridor

Twin Cities Mall Site

Northlake Boulevard Corridor

Twin Cities Mall Site

What Would be a Desired Redevelopment?

US 1

The Community's Front Door

US 1 Corridor

Parker Bridge North

Parker Bridge to
Anchorage Dr. North

Anchorage Dr. North
to Earman River

Distinct Segments

US 1 Corridor

PGA Corridor
(and bridge)

Water Club Towers

Old Port Cove

Benjamin School

Crystal Tree Plaza

Gemini Club,
Waterway, The
Everglades

Parker Bridge North

US 1 Corridor

Emerging Opportunities?

US 1 Corridor

Parker Bridge to
Anchorage Dr. North

Distinct Segments

US 1 Corridor

Parker Bridge

NPB Marina,
Marina Bay

Yacht Club Drive
Community

Camelot Inn,
Baer's Furniture,
Offices

Golf Course and
Country Club

Parker Bridge to Anchorage Drive North

US 1 Corridor

Redevelopment Opportunities

US 1 Corridor

Anchorage Dr. North
to Earman River

Distinct Segments

US 1 Corridor

Significant Office Concentration

Double-Frontage on US 1

Excellent N-S Alley Connectivity

Restaurant Concentration

Key "Cross-Town" Access = Lighthouse Drive

Anchorage Drive North to the Earman River

US 1 Corridor

Should the Corridor be Re-Defined?

US 1 Corridor

Mariner Court

Should the Corridor be Re-Defined?

US 1

The Community's Front Door

US 1

The Community's Front Door

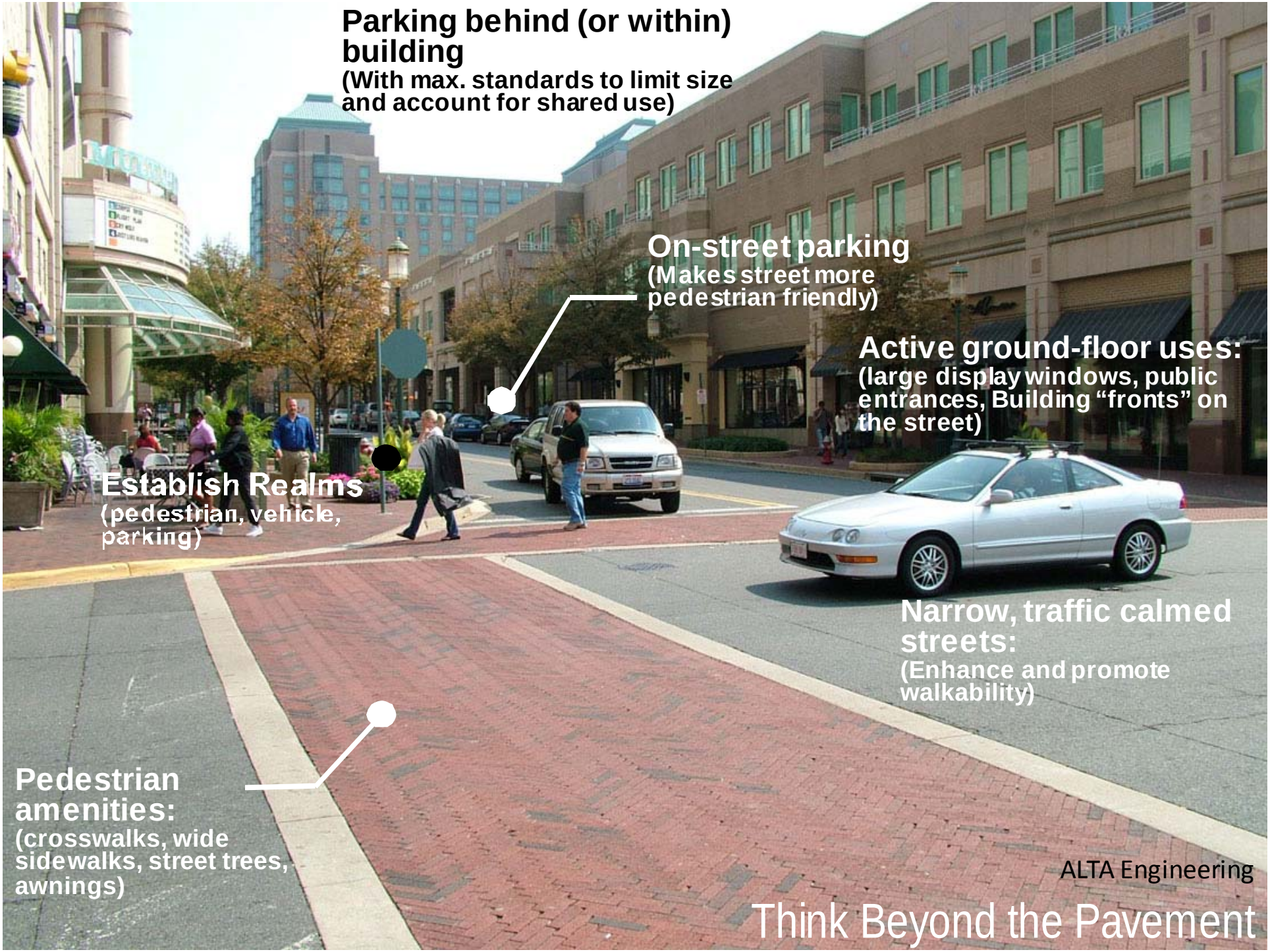
US 1

Are There Opportunities to Replace Asphalt with Community Benefits – To create a "Complete Street"?

US 1 ~ South of Palmetto Dr
4 Lanes Divided

The Community's Front Door

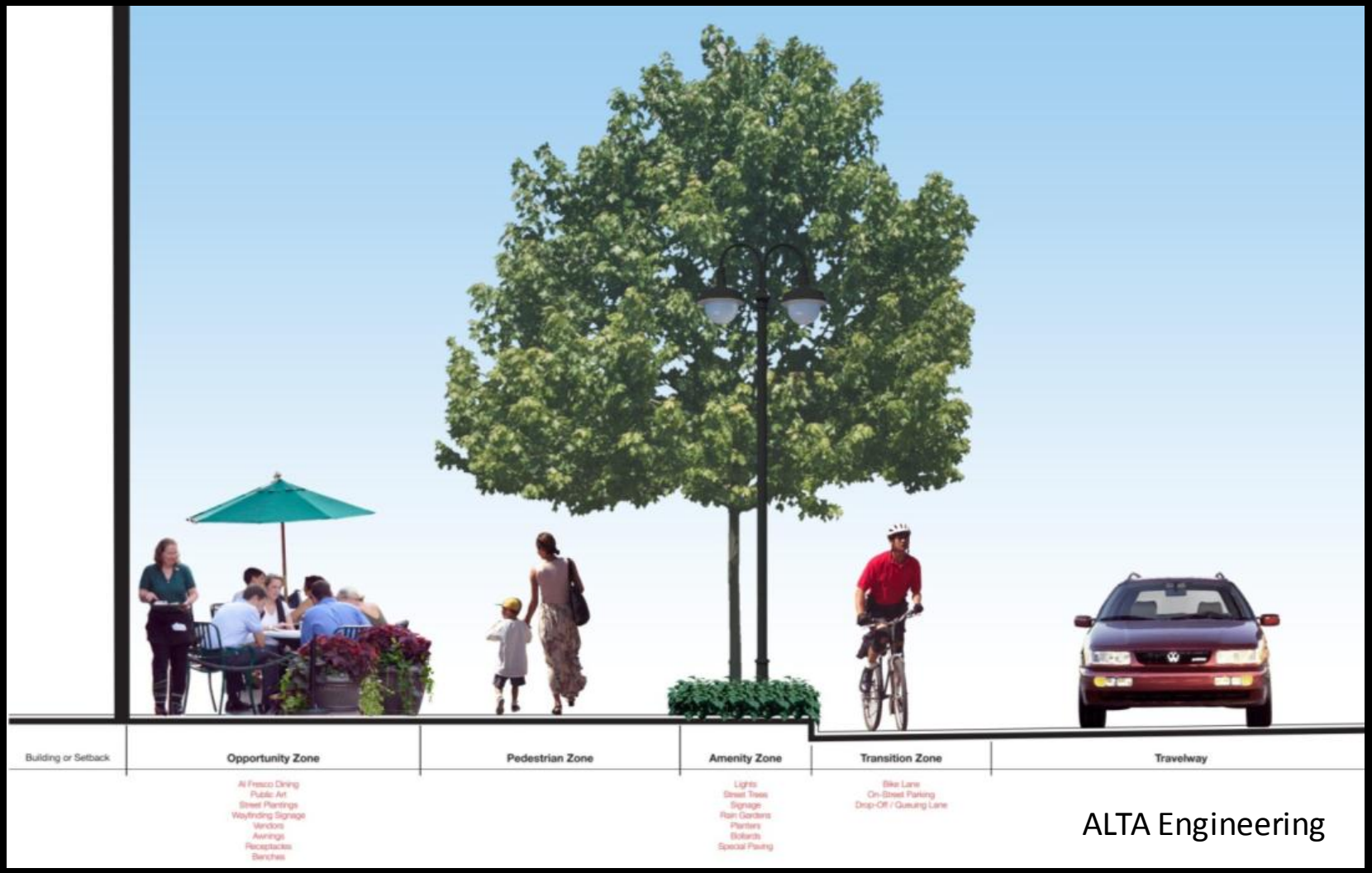
What Are the Elements That Make a *Street Complete*?


Parking behind (or within) building
(With max. standards to limit size and account for shared use)
On-street parking
(Makes street more pedestrian friendly)
Active ground-floor uses:
(large display windows, public entrances, Building "fronts" on the street)
Establish Realms
(pedestrian, vehicle, parking)
Narrow, traffic calmed streets:
(Enhance and promote walkability)
Pedestrian amenities:
(crosswalks, wide sidewalks, street trees, awnings)
ALTA Engineering
Think Beyond the Pavement

Why a Vision is Important

Why a Vision is Important

Place-Making Elements



Place-Making Elements

National Association of
City Transportation Officials

About NACTO

The National Association of City Transportation Officials (NACTO) is a 501(c)(3) non-profit association that represents large cities on transportation issues of local, regional and national significance. NACTO views the transportation departments of major cities as effective and necessary partners in regional and national transportation efforts, promoting their interests in federal decision-making. We facilitate the exchange of transportation ideas, insights and best practices among large cities, while fostering a cooperative approach to key issues facing cities and metropolitan areas. As a coalition of city transportation departments, NACTO is committed to raising the state of the practice for street design and transportation by building a common vision, sharing data, peer-to-peer exchange in workshops and conferences, and regular communication among member cities. We believe that by working together, cities can save time and money, while more effectively achieving their policy goals and objectives.

NACTO Urban Street Design Guide

USDG Home | About | Chapters | References | Contribute | Purchase | « Prev | Next »

URBAN STREET DESIGN GUIDE

STREETS

INTERSECTIONS

STREET DESIGN ELEMENTS

INTERSECTION DESIGN ELEMENTS

INTERIM DESIGN STRATEGIES

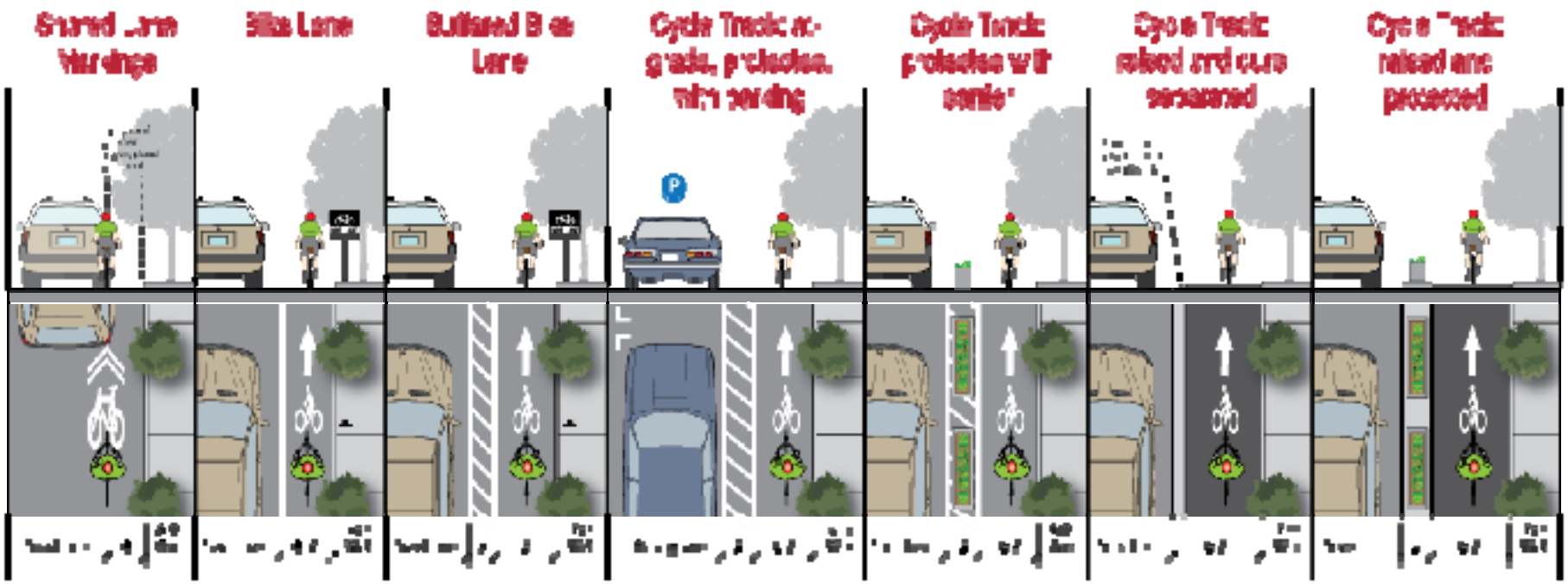
DESIGN CONTROLS

NACTO Urban Bikeway Design Guide

The purpose of the NACTO Urban Bikeway Design Guide (part of the Cities for Cycling initiative) is to provide cities with state-of-the-practice solutions that can help create complete streets that are safe and enjoyable for bicyclists.

On-Street Marked Bikeway Continuum

least protected → most protected



Current Context

5-6' SW

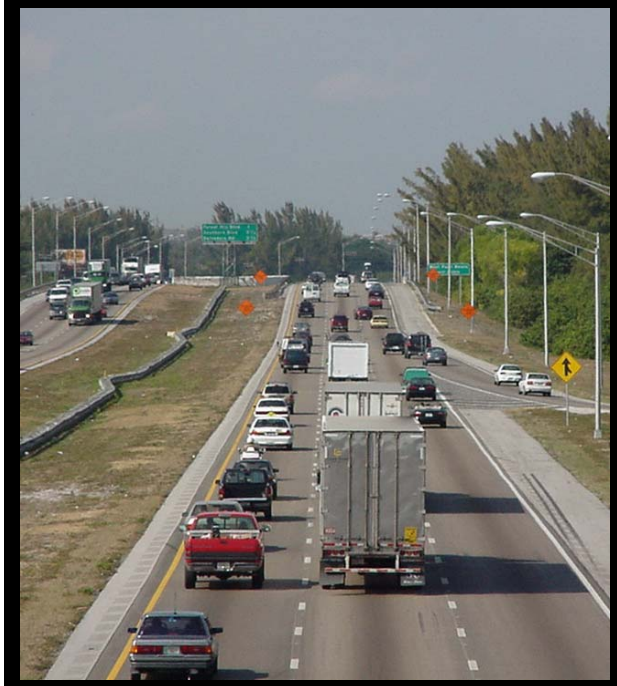
98' (+/-) curb-to-curb

5-6' SW

Pedestrian Friendly??

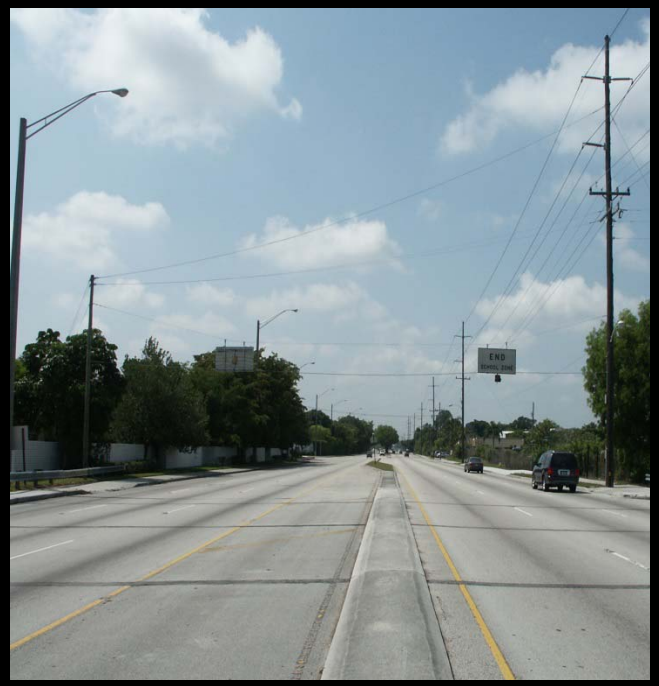
What are the Numbers?

I-95
Anywhere USA



6 Lanes
65 – 85,000

US 1
Anywhere USA



6 Lanes
35-55,000

US 1
North Palm Beach

6 Lanes
23-25,000

What are the Numbers?

US 1
North Palm Beach

6 Lanes
23-25,000
*Avg. Annual Daily Traffic

Capacity (varies with context)
6 Lanes is 59,900 vpd
4 Lanes is 39,800 vpd

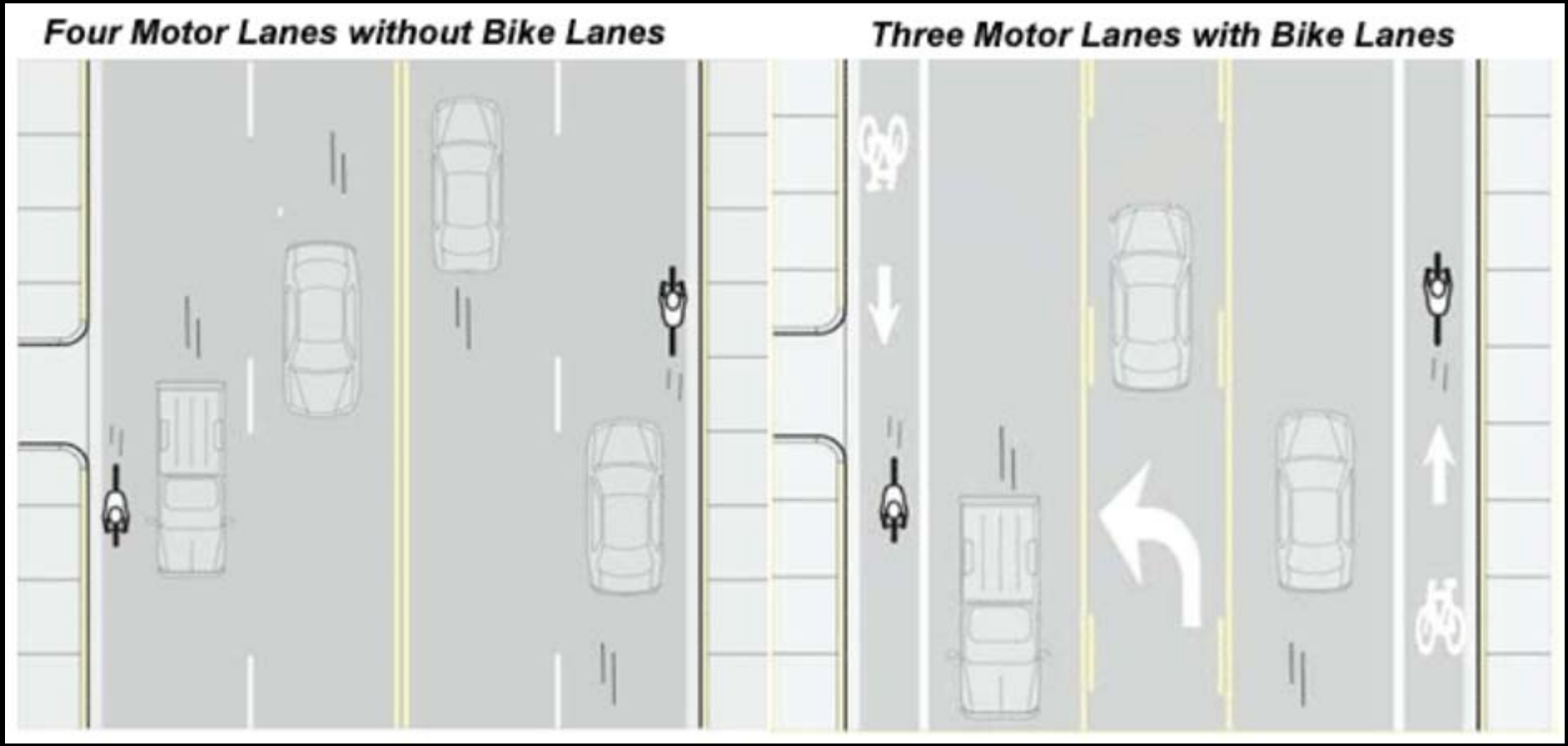
Projected Volumes
2040 = 22,000 – 27,000 vpd
(+/- 30,000 vpd EXTRA capacity)

You Have Choices!

What are Some of the Options?

Road and Lane Diets

Typical 4 – 3 Conversion

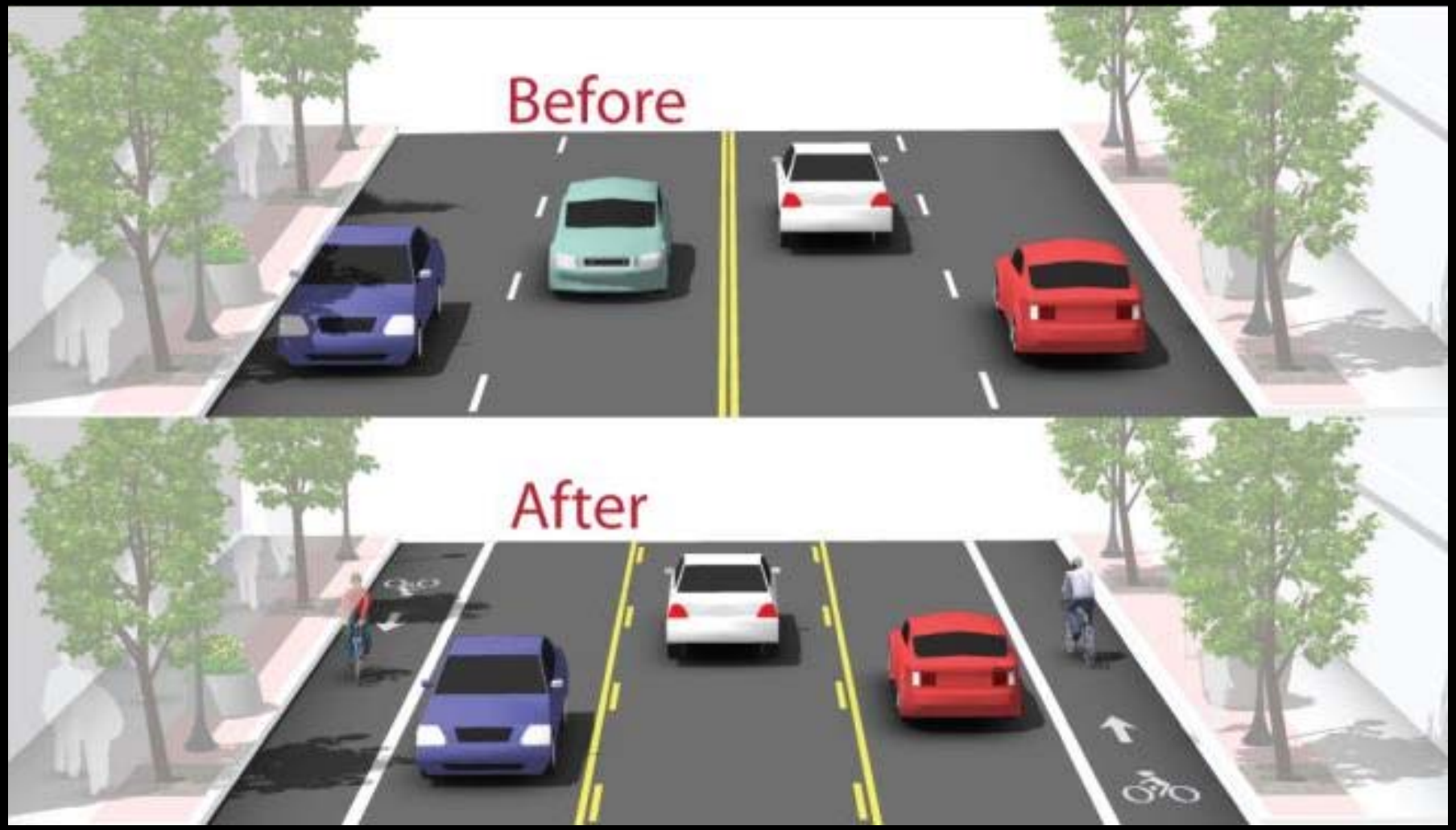


domz60.wordpress.com

Turning Movement Conflicts

Road Diet

Typical 4 – 3 Conversion



Traffic Calming - Ulster County Transportation CouncilSafe Routes ...www.uctcsrts.com

Road Diet

Traffic Speeds Slow with Street “Right Sizing”

- Reduction of excess capacity slows traffic speeds
- Slaloming eliminated with addition of turn lane/median
- Presence of bicycles and pedestrians increases driver awareness
- Slower traffic = opportunity to “see what’s beyond the curbs”

40 mph

35 mph

30 mph

20 mph

West Palm Beach – South Dixie Hwy

Northern Section

West Palm Beach – South Dixie Hwy

Northern Section

West Palm Beach – South Dixie Hwy

Southern Section

West Palm Beach – South Dixie Hwy

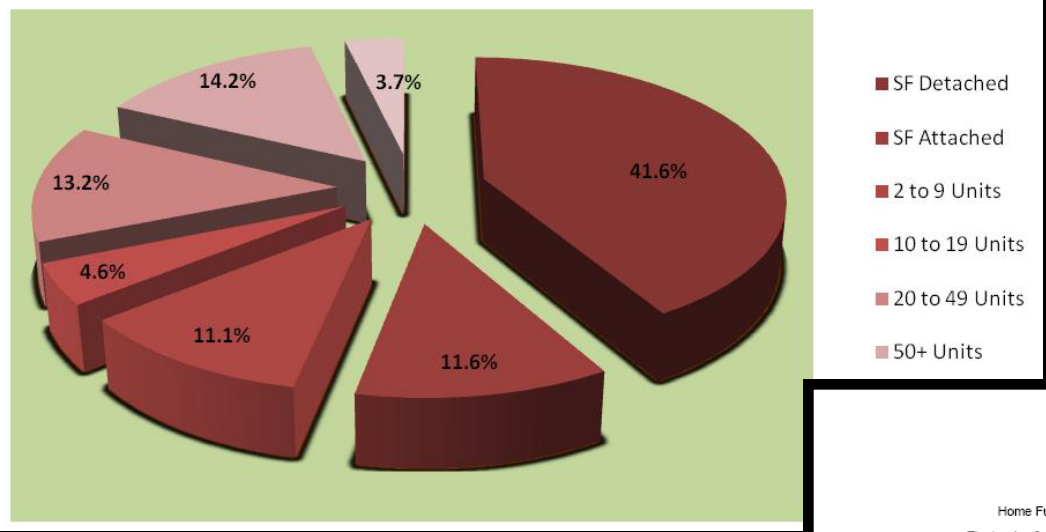
Southern Section

Current Context

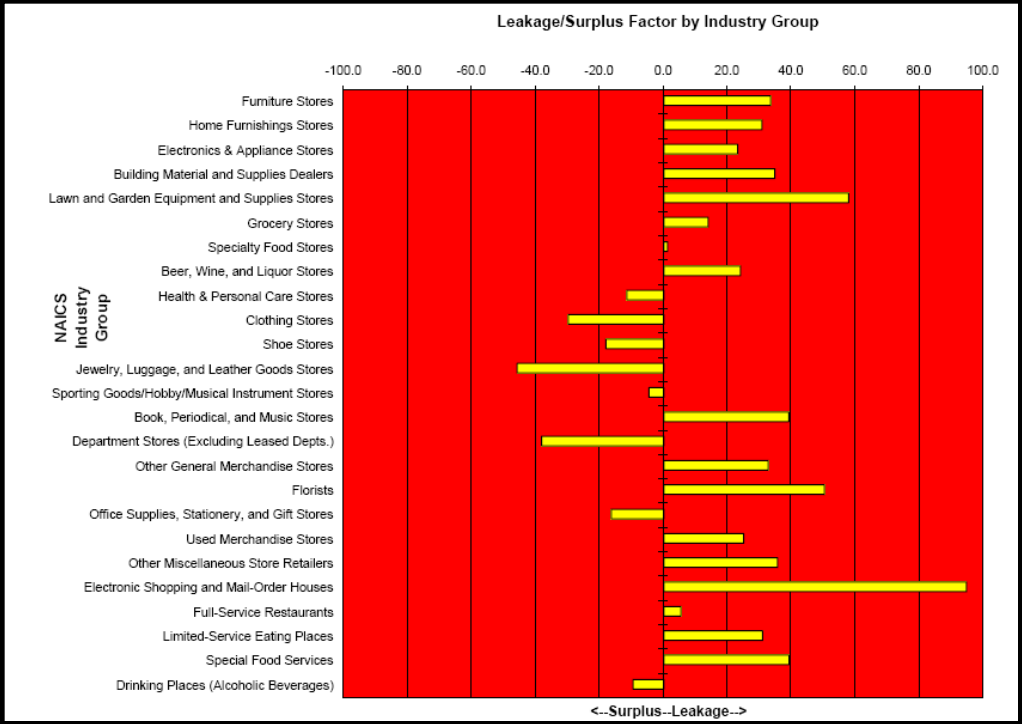
So What About North Palm Beach?

Other Things to Consider

Economic Considerations – Why a Market Study?



- Understand market conditions
- Identify "drivers" of demand for economic growth



- Test market support for various uses — housing, office, retail, & services
- Guide longer-term planning & public decisions
- "Ground" Planning Decisions in Market Realities

Opportunities and Constraints

Economic Considerations

Village Basics

- Next 5 years: 500 new residents in **260 new households** (units?)
- Increase in those age 55+
- Households spend $24,000 per year on retail, eating out
- **$118 million** in retail spending *leaves* Village every year
- 6,800 employees—only 1.2% of Palm Beach County
  - 20% Financial Services
  - 19% Retail
  - 39% Services
  - 12% Manufacturing

Economic Considerations

Workplace—Office

- Inventory: <500,000 SF (25% of PBG submarket)
- Market characteristics
  - 160,000 SF of vacant space
  - High vacancies 28% to 41%
  - Obsolete buildings
  - Challenge of bridges/access
  - Price-sensitive tenant mix

Economic Considerations

Hotel/Lodging

- Profiled 2,500+ rooms in 18 properties
- Significant improvement in market performance
  - 57% occupancy jumped to 74%
  - 6-year average: 67%
- Key considerations
  - Define product/"flag" such as select-service
  - Lack of immediate demand generators
  - Tap amenity values created by golf club, marina/water views

The Conservatory School

K-8 Choice Today– K-12 Desirable?

Power Poles
($17M/mile US1)

Garbage Pick-Up

Architecture

To Consider

Where is the Village…

in The Village of North Palm Beach?

The Public Process

What to Expect Today…

Controlled Chaos

The Public Process: Planning for the Future

Today: 9 am – 3 pm

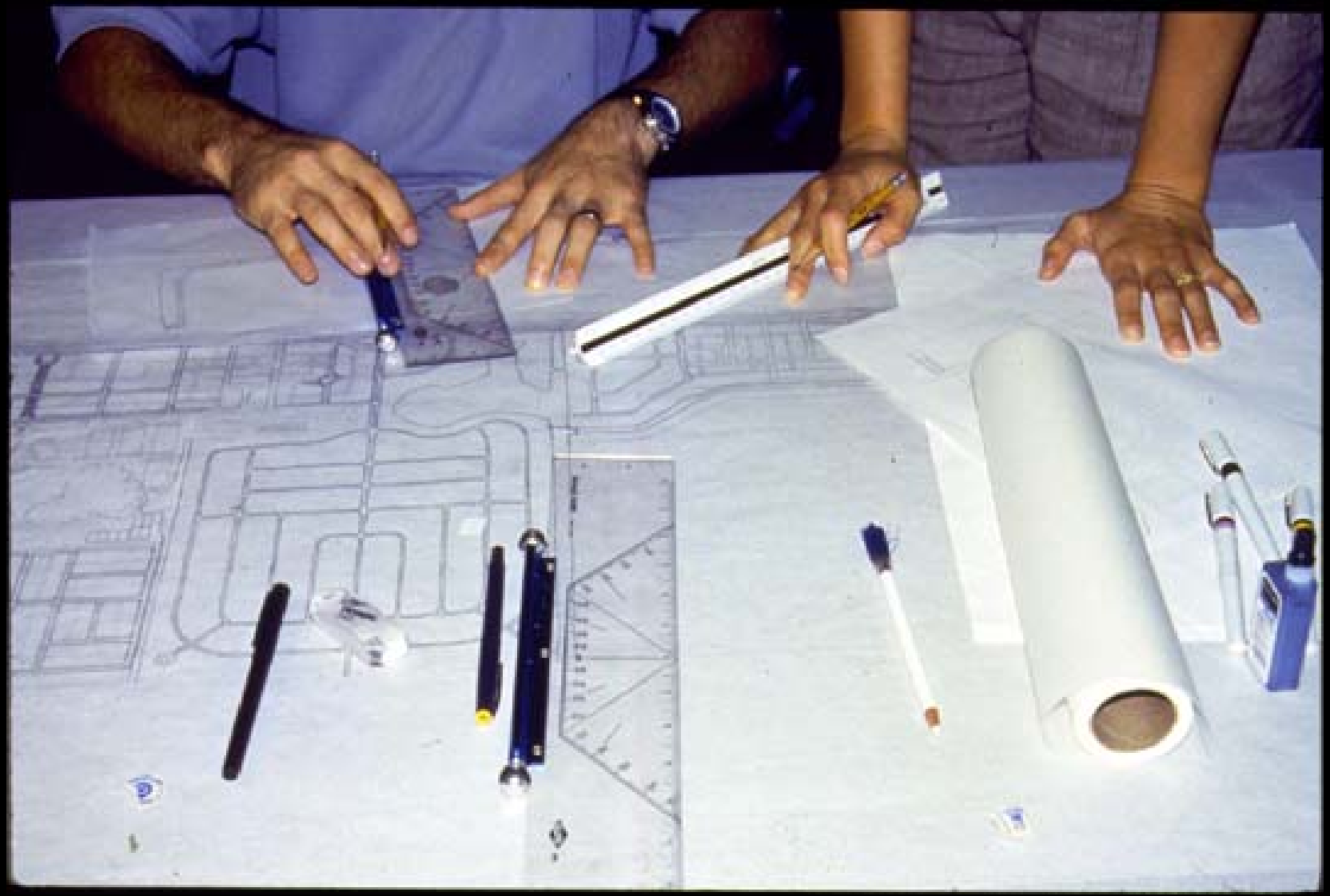
The Citizens' Ideas

Kids have some of the best ideas

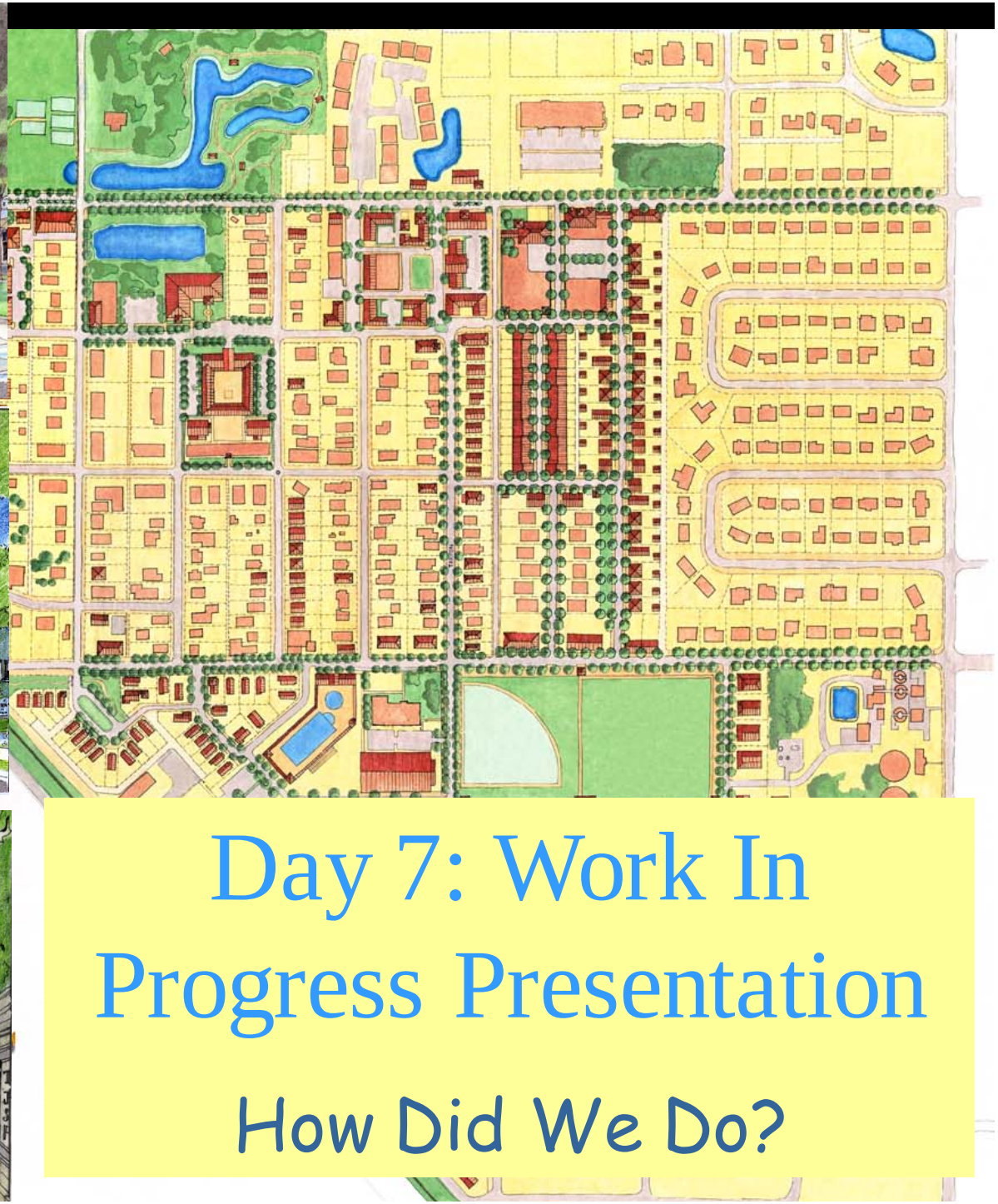
Days 2-7: In The Studio

The Team

- Urban Designers
- Architects
- Transportation Engineers
- Retail Consultants
- Economists
- Planning/Policy Experts
- Local Staff
- Others as Needed



Your Ideas Will Be Tested ~ Precision



Day 7: Work In Progress Presentation

How Did We Do?

Charrette Rules

- Sign Your Name
- No Speeches
- Argue With Your Pencils
- No Idea is a Bad Idea
- Assign a Presenter
- Do Not Think About Money (just for today!)
- HAVE FUN!!!

Let’s Get
Started!

Thank You

North Palm Beach Charrette – Opening Presentation

January 30, 2016

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